

**CITY OF MERCER ISLAND**  
**DEVELOPMENT SERVICES GROUP**  
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | www.mercer.gov



**INSPECTION REQUESTS:**

online: [MyBuildingPermit.com](http://MyBuildingPermit.com)  
 voicemail: (206) 275-7790

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

**TO BE COMPLETED BY APPLICANT**

Applicant is to complete the following information:

Applicant Contact Information prior to permit issuance: Name: Gregg Petrie Address: 2431 60th Ave. S.E., Mercer Island, WA 98040 Phone: (206) 793-3441 Email: gpetrie@copiersnw.com

Applicant Contact Information post permit issuance: Name: SAME Address: SAME Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATION:**

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below. All Special Inspectors (except Geotechnical) must be WAED certified.

When Special Inspection or Structural Observation is required, the report shall be submitted to the City building inspector prior to the City inspection. Note: Inspection by the City Inspector is required in addition to the Special Inspection or Structural Observation indicated below. Do not cover or conceal any work prior to the City inspection.

**STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR):**

Engineer of Record: Stephen Tapp (Lateral) Company: Stephen Tapp Phone: (206) 459-5151

General Conformance to Construction Documents  Other: Anderson Architecture (vertical) 425-672-4963

**SOILS / GEOTECHNICAL:**

Special Inspector: Carlson Curd/Khaled Shawish Company: Nelson Geotechnical Assoc. Phone: (425) 486-1869

Erosion control measures  Subsurface drainage placement  
 Shoring installation and monitoring  Verify fill material and compaction  
 Observe and monitor excavation  Pile placement (pilot cast/driven pile)  
 Verification of soil bearing  Other: \_\_\_\_\_

**REINFORCED CONCRETE:**

Special Inspector: NA Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Concrete strength  Retaining wall construction  
 Reinforcing steel and concrete placement  Prestressed / Precast construction  
 Shotcrete placement  Other: 3000psi conc./weathering no special insp. req'd.  
 Other: \_\_\_\_\_

**STRUCTURAL STEEL:**

Special Inspector: \_\_\_\_\_ Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Fabrication and shop welds  Moment frame construction  
 Structural steel erection, field welds and bolting  Other: \_\_\_\_\_  
 Other: \_\_\_\_\_

**STRUCTURAL MASONRY:**

Special Inspector: \_\_\_\_\_ Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Mortar strength  Glass unit masonry installation  
 Masonry unit strength  Wall panel and veneer installation  
 Other: \_\_\_\_\_  
 Other: \_\_\_\_\_

**WOOD:**

Special Inspector / Engineer of Record: Stephen Tapp-Lateral Design Company: Stephen Tapp Phone: 206-459-5151

Lateral resisting system construction  High strength diaphragm construction  
 Other: Anderson Architecture-Vertical Structure  Other: Leaf Engstrom 425-672-4963

**OTHER SPECIAL INSPECTIONS:**

Special Inspector: \_\_\_\_\_ Company: \_\_\_\_\_ Phone: \_\_\_\_\_

Epoxy grout installations  Stucco Installation  
 Expansion anchor installations  Infiltration System  
 Other post installed anchors  Exterior Insulation Finish System (EIFS) Installation  
 Alternative construction methods: \_\_\_\_\_  
 Alternative construction materials: \_\_\_\_\_

**SEVERED SUBMITTALS**

The Applicant is required to submit all deferred submittals / shop drawings for submittal to the City for review and approval prior to their fabrication / construction.

Connector plate wood trusses  Post tension layout  
 Metal joist / metal trusses  Exterior cladding  
 Prefabricated structures (stairs, etc.)  Window wall / curtain wall construction  
 Precast concrete elements  Other: Safety Glass Guardrail system  
 Other: Manufactured metal spiral staircase  Other: \_\_\_\_\_

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (REPC) Form into the drawing set.

Sheet: \_\_\_\_\_

Building envelope: see 206.275.7605  Air Leakage Testing: see 206.275.7605  
 Whole house ventilation: see 206.275.7605  Provide air leakage test report verifying air leakage rate does not to exceed 5 air changes per hour.  
 Energy Credit Information: see 206.275.7605  Duct Leakage Testing: see 206.275.7605  
 (Include specific written requirements)  Post-construction Test: see 206.275.7605  
 REPC Form Information: see 206.275.7605  Rough-In Test: see 206.275.7605  
 (If incorporated within drawing set) <http://www.mercer.gov/Building/REPCForm.pdf>

FILE NAME: DSG CVR 2016 24x36.PDF

**TO BE COMPLETED BY DSG**

Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island. Approved plans must be kept on site and maintained in good condition.

Refer to "Conditions of Permit Approval" provided at permit issuance for required construction rules and regulations, including:

- Site Considerations
- Hours of Work
- Construction Vehicle Parking Restrictions
- Access Road Requirements
- Refer to "Preconstruction Meeting Checklist" provided at the preconstruction meeting for development related requirements.
- Temporary site address with minimum 6" high numbers visible from the street must be installed.
- Erosion control measures must be shown on approved project drawings. All erosion control is to be in place and inspected prior to the start of any site work.
- A City of Mercer Island Business License is required for all subcontractors. Call (206) 275-7783 for more information.

Tree protection as shown on approved drawings shall be installed at tree drillline prior to start of any site work and must remain in place throughout the project.

No trees shall be cut without a City of Mercer Island tree permit.

Replacement trees must be a minimum of six feet tall at installation. They must be planted and approved prior to final inspection.

For this project, N/A. Trees are authorized to be removed and replaced with N/A trees.

This project appears to be within a protected eagle nest area. Contact Federal Fish and Wildlife at (860) 534-8304 or visit their website at <http://www.fws.gov/pacific/>

**FIRE PROTECTION REQUIREMENTS**

Separate Permits are required for ALL fire protection systems. For more information, see <http://www.mercer.gov/Page.asp?PageID=2614>

Fire Sprinkler  Monitored Household Fire Alarm per NFPA 72  
 NFPA 13D  Plus  Monitored Sprinkler  
 NFPA 13R  Water Flow Alarm  
 NFPA 13  Other: \_\_\_\_\_

Approved Fire Code Alternatives:  
 FCA1  FCA3  
 FCA2  FCA4

**PLUMBING REQUIREMENTS**

Fire sprinkler design calculations must be provided prior to determining water supply system requirements.

Water Supply system upgrade required  
 City Installation.  
 Applicant Installation.

Required Service Line Size: N/A Required Supply Line Size: N/A Required Meter Size: N/A  
 (water main to meter) (water main to house)

Abandonment of existing service and meter required at main.  
 Pressure reducing valve required if pressure exceeds 80 psi.  
 Reduced pressure backflow assembly (RPBA) required for all lots with waterfront or non-city water supply (private wells or lake irrigation).  
 Additional water supply requirements: \_\_\_\_\_

**TO BE COMPLETED BY DSG**

On site detention system required.  Direct discharge into the lake.  
 On site infiltration system required.  No Storm Water permit required.  
 As-built Utility drawings required.  Connection to public storm drainage conveyance system req'd.  
 Full Size drawings required.  Other: \_\_\_\_\_

**TO BE COMPLETED BY DSG**

Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim or when side sewer is shared with one or more properties.

Video tape of existing sewer required (see standard details).  Disconnect permit required.  Reconnect permit required.  
 New connection.  Connect to existing.  Other: \_\_\_\_\_

Note: When side sewer is to be connected to the lake line you will need to schedule three (3) days in advance with the City of Mercer Island Maintenance Department at (206) 275-7800.

**APPROVED CODE ALTERNATIVES**

Code alternatives must be inspected. Refer to the Inspection Checklist

CA1: \_\_\_\_\_  CA2: \_\_\_\_\_

**SURVEY REQUIREMENTS:**

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request an Impervious Area survey at any time prior to issuance of Certificate of Occupancy.

Surveyor: \_\_\_\_\_ Phone: \_\_\_\_\_

Building height survey  Building setback survey  Impervious surface survey  Other: \_\_\_\_\_

MANAGED AS PRESENT ALTERATION INSPECTION: see 206.275.7605  
 A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered. Contact the Building Inspector at (206) 275-7790.  
 Civil / Drainage  LUP / Setback requirements

Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

Geotechnical Report provided. All construction must comply with the recommendations of the Geotechnical Report. A copy of report and other geotechnical information must be kept on site at all times.

**TO BE COMPLETED BY DSG**

Geotechnical Engineer: \_\_\_\_\_ Phone: \_\_\_\_\_

**SEASONAL DEVELOPMENT LIMITATION RESTRICTION:**

Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1.  
 Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

Permit number: \_\_\_\_\_ Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

**TO BE COMPLETED BY DSG**

It is the applicant's responsibility to contact DSG to schedule ALL inspections appropriate for the project. Request inspections online at [www.MyBuildingPermit.com](http://www.MyBuildingPermit.com) or by calling the Inspection Hotline at (206) 275-7790. Allow at least 24 hours (48 hours for Reinforcing steel) in advance of desired inspection. Be specific as to type of inspection.

Inspector shall initial and date appropriate inspection only if approved. Note: Items marked with an "x" require a separate permit. It is the applicant's responsibility to apply for and obtain all City of Mercer Island permits.

**INSPECTIONS:** (Check in order of typical occurrence)

Inspection	Date	Approved	
<input type="checkbox"/> Pre-construction Meeting to Review Conditions of Permit Approval.			
<input type="checkbox"/> Tree protection			
<input type="checkbox"/> Erosion control			
<input type="checkbox"/> Sewer disconnect and cap. If applicable, separate side-sewer permit required			
<input type="checkbox"/> Right-of-way use or work / easement, material delivery, etc. if applicable, separate ROW permit required			
<input type="checkbox"/> Land clearing, grading and demolition			
<input type="checkbox"/> Temporary power			
<input type="checkbox"/> Piling / Shoring / Shotcrete. If applicable, provide survey letter (property line), Geotechnical Engineer / Special Inspector reports of inspections (pile and shoring installation, etc.)			
<input type="checkbox"/> Footings, setbacks, LUFER ground, if applicable, provide survey letter (building height and setbacks); Special Inspector reports of inspections (soil bearing capacity, compaction, earthwork, pile installation, etc.)			
<input type="checkbox"/> Foundation walls / concrete columns			
<input type="checkbox"/> Roof and footing drains			
<input type="checkbox"/> Foundation dampproofing			
<input type="checkbox"/> Storm drainage, including (but not limited to):			
<input type="checkbox"/> Connections to storm main in ROW			
<input type="checkbox"/> Detention systems			
<input type="checkbox"/> Infiltration systems			
<input type="checkbox"/> Catch basins including off-water separator tanks			
<input type="checkbox"/> Water Service			
<input type="checkbox"/> Water Supply			
<input type="checkbox"/> Water as-built drawings			
<input type="checkbox"/> Side sewer installation, including (but not limited to):			
<input type="checkbox"/> Connections to side sewer main			
<input type="checkbox"/> Connections to existing side sewer			
<input type="checkbox"/> Off-street / Access road			
<input type="checkbox"/> Underlaid electrical / mechanical / plumbing			
<input type="checkbox"/> Underlaid insulation / vapor barrier / reinforcing			
<input type="checkbox"/> Underlaid framing			
<input type="checkbox"/> Nailing-Roof sheathing, if applicable, provide Special Inspection letter for lateral wood inspection.			
<input type="checkbox"/> Nailing-Exterior wall and Shearwall, if applicable, provide Special Inspection letter for lateral wood inspection.			
<input type="checkbox"/> Rough hydronic installation			
<input type="checkbox"/> Rough electric installation			
<input type="checkbox"/> Rough fire alarm (before inspection)			
<input type="checkbox"/> Rough plumbing installation (DWV, water)			
<input type="checkbox"/> Rough mechanical			
<input type="checkbox"/> Gas Piping			
<input type="checkbox"/> Rough fire sprinkler / hydrostatic and flow (bucket) test			
<input type="checkbox"/> Framing and glazing, if applicable, provide Special Inspection letter for lateral wood inspection, welding epoxy anchors, etc.			
<input type="checkbox"/> Masonry construction (Fireplace / walls / veneer / etc.)			
<input type="checkbox"/> Insulation Installation			
<input type="checkbox"/> Stucco (saper and lath)			
<input type="checkbox"/> Shower pan (see tab)			
<input type="checkbox"/> Miscellaneous			
<input type="checkbox"/> Code Alternative CA1			
<input type="checkbox"/> Code Alternative CA2			
<input type="checkbox"/> Impact Fees Paid (if applicable)			
<input type="checkbox"/> Final Inspection: Tree Restoration			<input type="checkbox"/> TT
<input type="checkbox"/> Final Inspection: Fire Protection, including (but not limited to):			<input type="checkbox"/> TF
<input type="checkbox"/> Sprinkler			
<input type="checkbox"/> Access Road			
<input type="checkbox"/> Fire Code Alternatives (see below)			
<input type="checkbox"/> FCA1			
<input type="checkbox"/> FCA2			
<input type="checkbox"/> FCA3			
<input type="checkbox"/> FCA4			
<input type="checkbox"/> Final Inspection: Water supply protection, including (but not limited to) backflow devices for:			<input type="checkbox"/> TW
<input type="checkbox"/> Waterfront property			
<input type="checkbox"/> Fire / lawn sprinkler			
<input type="checkbox"/> Boiler			
<input type="checkbox"/> Final Inspection: Site and utility: includes landscape, utilities and ROW. Site restoration complete and as-built drawings ready for submittal.			<input type="checkbox"/> TS
<input type="checkbox"/> Final Inspection: Building, including electrical / mechanical / plumbing, if applicable, provide closed (summary) letters from Engineer, Special Inspectors, Geotechnical Engineer, and exterior wall cladding inspectors (EWS).			<input type="checkbox"/> TB

Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

Approved: \_\_\_\_\_ Start Date: \_\_\_\_\_ End Date: \_\_\_\_\_

Call the appropriate contact to arrange the inspection.

Required inspection(s): \_\_\_\_\_ Contact: \_\_\_\_\_ Phone: \_\_\_\_\_ Scheduling: \_\_\_\_\_

**IMPACT FEES:** If applicable, impact fees apply and are due prior to Final Inspection or on \_\_\_\_\_, whichever occurs first.

DC Building  RP Planning  NA Engineering  N/A Title  N/A Fire

**NON RESIDENTIAL APPROVALS:** Not all review disciplines may be required to review the documents.

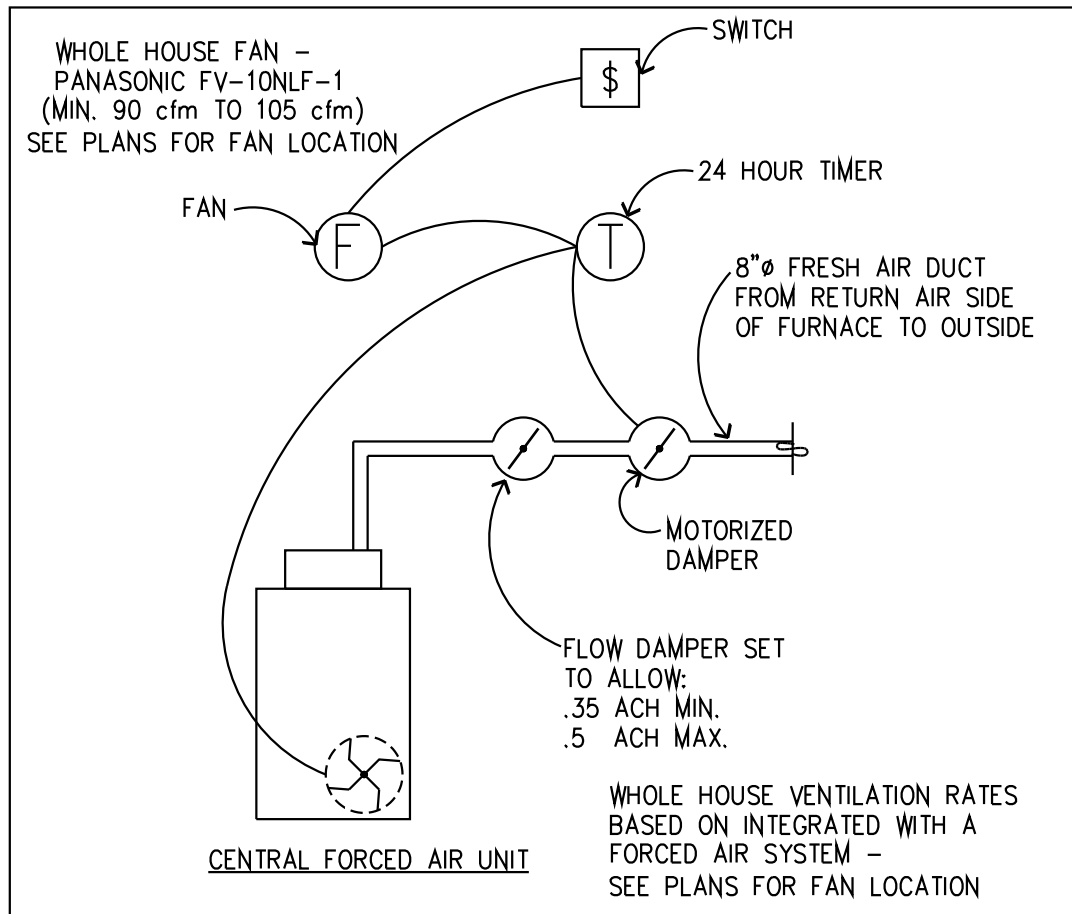
**SF**  
 FEMIT NUMBER: \_\_\_\_\_

**CERTIFICATE OF OCCUPANCY**  
 Issued after all required inspections have been performed and approved.  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_

**PROJECT NAME:** Gregg Petrie Residence  
**PROJECT ADDRESS:** 2431 60th Ave. S.E.

**APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES**  
 REVIEWED FOR FOODS COMPLIANCE  
 Approved: \_\_\_\_\_ Date: \_\_\_\_\_

REVISED: JULY 2019



**DIAGRAM OF VENTILATION SYSTEM**

THE MECHANICAL SYSTEM DESIGN AND SPECIFICATIONS FOR M1507.3.5 WILL BE SUBMITTED AS A DEFERRED SUBMITTAL PER IRC SECTION 106

**DESIGN CRITERIA:**

- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- R-3 OCCUPANCY GROUP
- V-N TYPE CONSTRUCTION
- SEISMIC ZONE #3
- LATERAL LOAD-RESISTING FACTOR RW = 5.5
- BASIC WIND SPEED = 80 M.P.H.
- EXPOSURE 'C'
- LIVE LOADS FOR EXIT FACILITIES = 40 P.S.F.

**NOTE:**

THE MECHANICAL CONTRACTOR AND THE INSTALLER OF ALL CENTRAL FORCED AIR SYSTEM COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER THE INTERNATIONAL RESIDENTIAL CODE SECTION R106. SEE DETAIL A/1

**HARDSCAPE CALCULATION:**

A. GROSS LOT AREA	18,591 S.F.
B. NET LOT AREA	18,591 S.F.
C. AREA BORROWED FROM LOT COVERAGE	2,439 S.F.
D. ALLOWED HARDSCAPE AREA (9% + C)	22.12 %
E. ALLOWED HARDSCAPE AREA	4,112 S.F.
F. TOTAL EXISTING HARDSCAPE AREA (1-7)	0 S.F.
1. UNCOVERED DECKS	0 S.F.
2. UNCOVERED PATIOS	325 S.F.
3. WALKWAYS	930 S.F.
4. STAIRS	0 S.F.
5. ROCKERIES & RETAINING WALLS	730 S.F.
6. OTHER	0 S.F.
7. TOTAL EXISTING HARDSCAPE AREA	1,985 S.F.
G. (TOTAL HARDSCAPE AREA REMOVED)	1,985 S.F.
H. TOTAL NEW HARDSCAPE AREA (PER MERCER ISLAND)	565 S.F.
1. UNCOVERED DECKS	1,240 S.F.
2. UNCOVERED PATIOS	281 S.F.
3. WALKWAYS (833 SF-552 SF)	95 S.F.
4. STAIRS	541 S.F.
5. OTHER (POOL & COPING)	637 S.F.
7. TOTAL NEW HARDSCAPE AREA	3,349 S.F.
I. TOTAL PROJECT HARDSCAPE AREA	3,349 S.F.
J. TOTAL PROJECT HARDSCAPE AREA	18.01 %

**GROSS FLOOR AREA: (GFA)**

LOT AREA (GROSS LOT=18,591 S.F.)	18,591 S.F. (NET)
BUILDING FOOTPRINT PER MERCER ISLAND CALCS (INCLUDING MAIN FLOOR, UPPER FLOOR, BASEMENT & GARAGE W/ALLOW. BASEMENT DEDUCTION OF 750 S.F.) (MAIN FLOOR=1642 SF, UPPER FLOOR=1204 SF, LOWER FLOOR=1240 SF, GARAGE=578 SF, -750 S.F. BASEMENT DEDUCTION)	3,914 S.F.
ADU GARAGE	490 S.F.
ADU LIVING	529 S.F.
TOTAL GROSS FLOOR AREA	4,933 S.F.
ALLOWABLE PERCENTAGE OF GROSS FLOOR AREA (5,000 S.F.)	< 40 %
ACTUAL PERCENTAGE OF GROSS FLOOR AREA (4,933 S.F.)	26.53 %

**DESIGN LOADS:**

FLOOR	50#/ S.F. TOTAL LOAD (65 S.F. @ STONE)
ROOF (25#/ S.F. LIVE, 25#/ S.F. DEAD)	50#/ S.F. TOTAL LOAD
ROOF (TRUSSES OR VAULTED CEILING)	50#/ S.F. TOTAL LOAD
CEILING JOISTS	15#/ S.F. TOTAL LOAD
INTERIOR PARTITION WALL (2x4 STUDS @ 16" O.C.)	50#/ L.F.
INTERIOR WALL (2x6 STUDS @ 16" O.C./ 8'-0" TALL)	70#/ L.F.
EXTERIOR WALL (2x4 STUDS @ 16" O.C./ 8'-0" TALL)	90#/ L.F.
EXTERIOR WALL (2x6 STUDS @ 16" O.C./ 8'-0" TALL)	110#/ L.F.
DECKS	70#/ S.F.
ROOF DECKS	80#/ S.F.
SOIL BEARING CAPACITY (MIN.)	2,000#/ S.F.
- SEE SOILS REPORT BY NELSON GEOTECHNICAL ASSOCIATES ( NGA ) DATED 3-10-2020	

**ENERGY CODE SUMMARY**

ANALYSIS IS BASED ON 2015 WASHINGTON STATE ENERGY CODE, CHAPTER 6, DESIGN BY PERSCRIPTIVE REQUIREMENTS FOR GROUP R-3 OCCUPANCY (TABLE 6-1, CLIMATE ZONE 1)

**OPTION III**

PERCENTAGE OF GLAZING TO TOTAL FLOOR AREA	UNLIMITED
MAXIMUM GLAZING U-VALUE (VERTICAL)	.30
MAXIMUM GLAZING U-VALUE (OVERHEAD)	.50
MAXIMUM DOOR U-VALUE (606.6 EXCEPTION 2)	.20
CEILINGS	R-49
CEILINGS (VAULTED)	R-38
FLOORS ABOVE GRADE	R-21 (INT.)
FLOORS	R-30
SLAB ON GRADE	R-10

**FIRE REQUIREMENTS NOTE:**

- 1- PROJECT TO BE NFPA 13-R MODIFIED
- 2- PROVIDE MONITORED WATER FLOW ALARM
- 3- PROVIDE FIRE RETARDANT COATING IN ATTIC AND CRAWLSPACE

**AVERAGE GRADE CALCS.**

MAIN RESIDENCE		
LENGTH	ELEVATION	TOTAL
A	10.5	55.00
B	7	55.00
C	10	55.00
D	24	55.50
E	24	56.75
F	64	52.50
G	2	46.42
H	4	46.42
I	11	46.42
J	4	46.42
K	2	46.42
L	3	43.50
M	8.5	43.50
N	8	43.50
O	5	43.50
P	1.5	43.50
Q	11.5	43.50
R	1.5	43.50
S	5	43.50
T	38	50.00
U	14	55.00
V	3.5	55.00
W	7	55.00
X	3.5	55.00
TOTAL		272.5
TOTAL		13,988.16
AVERAGE GRADE =		51.33'
MAX. BUILDING HEIGHT =		51.33' + 30' = 81.33'
PROPOSED BUILDING HEIGHT =		78.37'

**LEGAL DESCRIPTION:** LOTS 10, 11, 12 & 13, BLOCK 1, LAKE VIEW PLACE EAST SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WASHINGTON EXCEPT THE NORTH 15 FEET OF SAID LOTS 10 & 13, TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS IN FRONT THEREOF

**AVERAGE GRADE CALCS.**

ACCESSORY DWELLING UNIT ( ADU )		
LENGTH	ELEVATION	TOTAL
A	24.5	57.50
B	20	58.00
C	1.5	57.50
D	6	57.50
E	11.5	57.50
F	2	57.75
G	11.5	57.50
H	24	57.00
TOTAL		101
TOTAL		5,806.00
AVERAGE GRADE ELEVATION =		57.44'
MAX. BUILDING HEIGHT =		57.44' + 30' = 87.44'
PROPOSED BUILDING HEIGHT =		77.54'

**NOTE:** SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DRAINAGE SPECIFICATIONS, NOTES, DETAILS AND TEMPORARY EROSION CONTROL REQUIREMENTS.

**DRAINAGE SWALE NOTE:** PROVIDE DRAINAGE SWALE @ HOUSE PERIMETER FOR SITE DRAINAGE AWAY FROM RESIDENCE AND AWAY FROM ADJACENT PROPERTIES.

**NOTE:** PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECT'S FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO ARCHITECT PRIOR TO PRECEEDING WITH THE WORK.

**HEIGHT RESTRICTION:**

MAIN RESIDENCE	
MAX. ALLOWABLE BUILDING HEIGHT (30')	81.33'
ACTUAL BUILDING HEIGHT (SEE NORTH, SOUTH, EAST & WEST ELEV'S SHTS. # 10 & #11)	78.37'

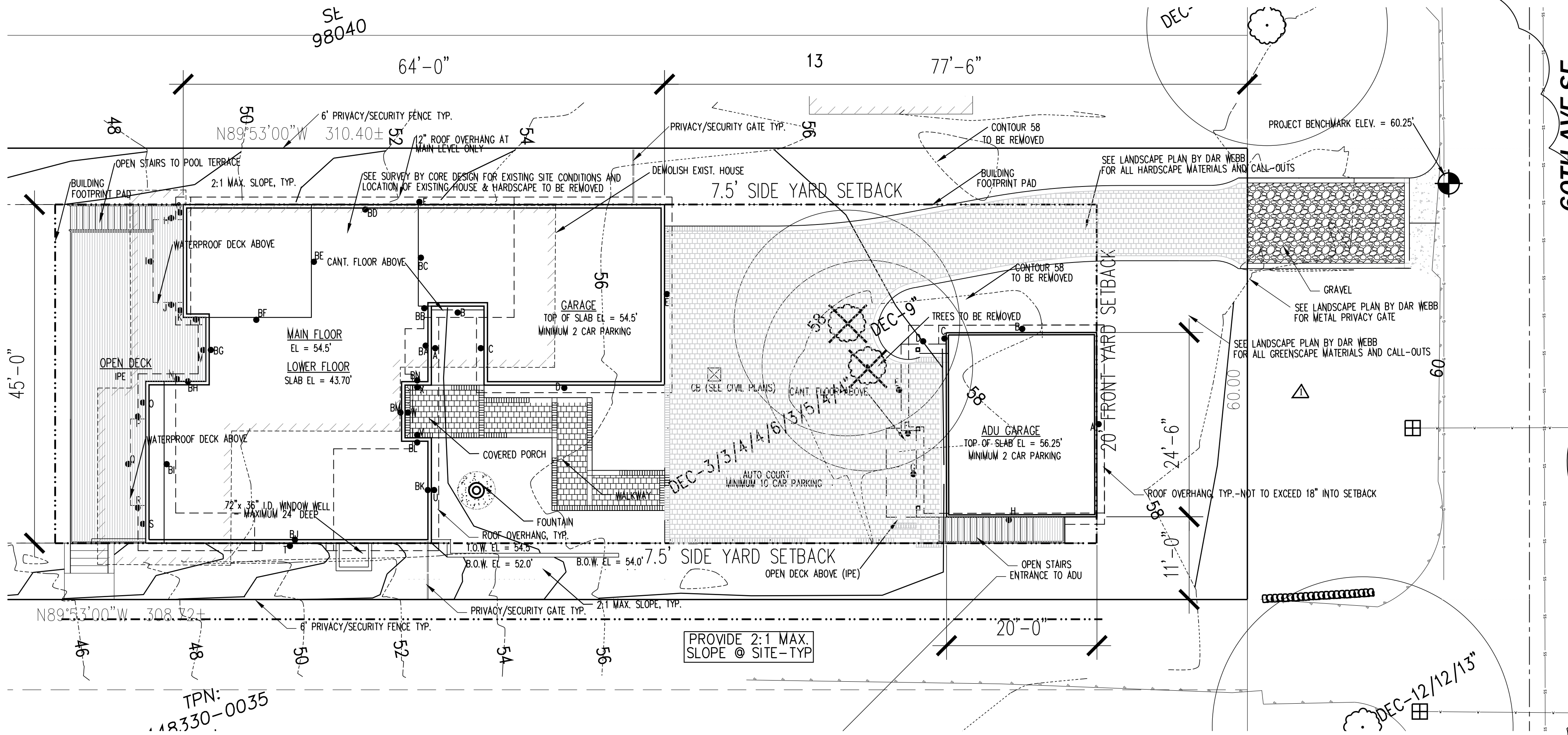
**HEIGHT RESTRICTION:**

ACCESSORY DWELLING UNIT ( ADU )	
MAX. ALLOWABLE BUILDING HEIGHT (30')	87.44'
ACTUAL BUILDING HEIGHT (SEE NORTH, SOUTH, EAST & WEST ELEVATIONS SHT. # 19)	77.54'

**BASEMENT GFAR CALCS.**

WALL	ELEVATION	LENGTH	% COVERAGE	RESULT
BA	54.00	11.25	100	11.25
BB	49.50	1.25	62	.78
BC	49.50	12.83	62	7.96
BD	51.60	15.33	83	12.72
BE	49.5	13.67	62	8.48
BF	49.50	13.67	62	8.48
BG	43.5	9.75	0	0
BH	43.50	5.50	0	0
BI	43.50	21.50	0	0
BJ	50.00	35.50	67	23.79
BK	54.50	14.00	100	14.00
BL	54.50	3.50	100	3.50
BM	54.50	7.00	100	7.00
BN	54.50	3.50	100	3.50
TOTAL=		168.25		101.46
TOTAL=		168.25		.603
BASEMENT AREA :		1244 S.F. X .603		750.17 S.F.
BASEMENT GFAR REDUCTION =		750 S.F.		
BASEMENT AREA FOR GFAR:		1244 S.F. - 750 S.F.		494 S.F.

**NOTE:** PER MICC 19.02.020(F)(3)(d) ALL JAPANESE KNOTWOOD (POLYGONUM CUSPIDATUM) & REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, SHALL BE REMOVED FROM REQUIRED LANDSCAPING AREAS. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.



**LOT COVERAGE:**

A. GROSS LOT AREA	18,591 S.F.
B. NET LOT AREA	18,591 S.F.
C. ALLOWED LOT COVERAGE AREA	7,436 S.F.
D. ALLOWED LOT COVERAGE	40 %
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	1,876 S.F.
2. ACCESSORY BUILDING ROOF AREA	0 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS-PORTION USED BY THE LOT-PARKING)	6,074 S.F.
4. COVER'D DECKS & PATIOS	0 S.F.
5. TOTAL EXIST'G LOT COVERAGE AREA	7,950 S.F.
F. TOTAL LOT COVERAGE AREA REMOVED	7,950 S.F.
G. PROPOSED ADJUSTMENT FOR SINGLE STORY	0 S.F.
H. PROPOSED ADJUSTMENT FOR FLAG LOT	0 S.F.
I. TOTAL NEW LOT COVERAGE AREA: (PER MERCER ISLAND)	
1. MAIN STRUCTURE ROOF AREA	2,497 S.F.
2. ACCESSORY BUILDING ROOF AREA	709 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS-PORTION USED BY THE LOT-PARKING)	1,758 S.F.
4. COVERED PATIOS AND COVERED DECKS	33 S.F.
5. TOTAL NEW LOT COVERAGE AREA	4,997 S.F.
I. TOTAL PROJECT LOT COVERAGE AREA:	4,997 S.F.
I. PROPOSED LOT COVERAGE AREA:	26.88%

**AREA SUMMARY (ALL AREAS ARE APPROX.)**

LOWER FLOOR	1,240 S.F.
MAIN FLOOR	1,642 S.F.
UPPER FLOOR	1,204 S.F.
TOTAL FINISHED AREA	4,086 S.F.
OPEN DECK W/ IPE DECKING	555 S.F.
COVERED PORCH @ ENTRY	25 S.F.
GARAGE	578 S.F.
WATERPROOF DECKS	144 S.F.
ADU GARAGE	490 S.F.
ADU UPPER FLOOR	529 S.F.
TOTAL ADU FINISHED AREA	529 S.F.
WATERPROOF DECK	46 S.F.

**NOTE:** THE FINISHED SQUARE FOOTAGE SUMMARY HAS BEEN BASED ON THE "SQUARE FOOTAGE METHOD FOR CALCULATING" FOR SINGLE FAMILY RESIDENTIAL BUILDINGS, PER ANSI Z7265-1996 GUIDELINES. FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS RESIDENCE WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM THE FINISHED SQUARE FOOTAGE OF THE HOUSE AS BUILT.

**LOT SLOPE CALCULATION:**

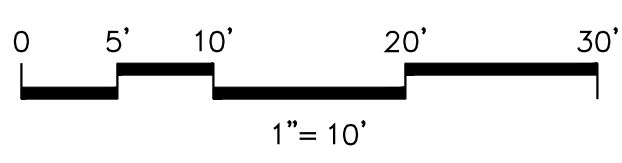
HIGHEST ELEVATION	58.375'
LOWEST ELEVATION	18.0'
ELEVATION DIFFERENCE	40.375'
HORIZONTAL DIFFERENCE BETWEEN HIGHEST & LOWEST ELEVATION	300 L.F.
LOT SLOPE	13.46%

**NOTE TO SITE PLAN**

CONTENTS OF ARCHITECT'S SITE PLAN ARE FOR ORIENTATION PURPOSES ONLY AND NOT FOR CONSTRUCTION. ALL SITE PLAN DIMENSIONS AND CONDITIONS, BUILDING DIMENSIONS, AND SITE DEVELOPMENT MUST BE VERIFIED BY A PROFESSIONAL SURVEYOR PRIOR TO EXCAVATION TO PREVENT ENCROACHMENT AND ASSURE COMPLIANCE WITH BUILDING SETBACK REQUIREMENTS, BUILDING HEIGHT RESTRICTIONS, PROPERTY LINES, EASEMENTS AND OTHER SITE RESTRICTIONS WHICH APPLY. SITE PLAN IS BASED SOLELY ON THE FOLLOWING DOCUMENTS MADE AVAILABLE TO THE ARCHITECT. PLAT MAP N DATED: BY: SURVEY Y DATED: 2019 BY: CORE DESIGN TITLE Y DATED: 2019 BY: FIDELITY NATIONAL TITLE NO SEARCH OF PUBLIC RECORDS WAS MADE NOR ANY OTHER ACT ATTEMPTED TO DETERMINE THE POSSIBLE EXISTENCE OF ANY RECORDED OR UNRECORDED CLAIM AGAINST THE SUBJECT PROPERTY.

**NOTE:** ALL SAFETY GLASS RAILINGS AND GUARDRAILS ARE TO BE BY 6" GLASS. INSTALL PER MFR'S INSTALLATION REQUIREMENTS-TYPICAL.

**SITE PLAN**



R-8.4 ZONING

EXISTING BUILDING TO BE REMOVED - FINISHED GRADING - HEIGHT RESTRICTION - BASEMENT GFA DEDUCTION - BUILDING PAD

**SHEET INDEX**

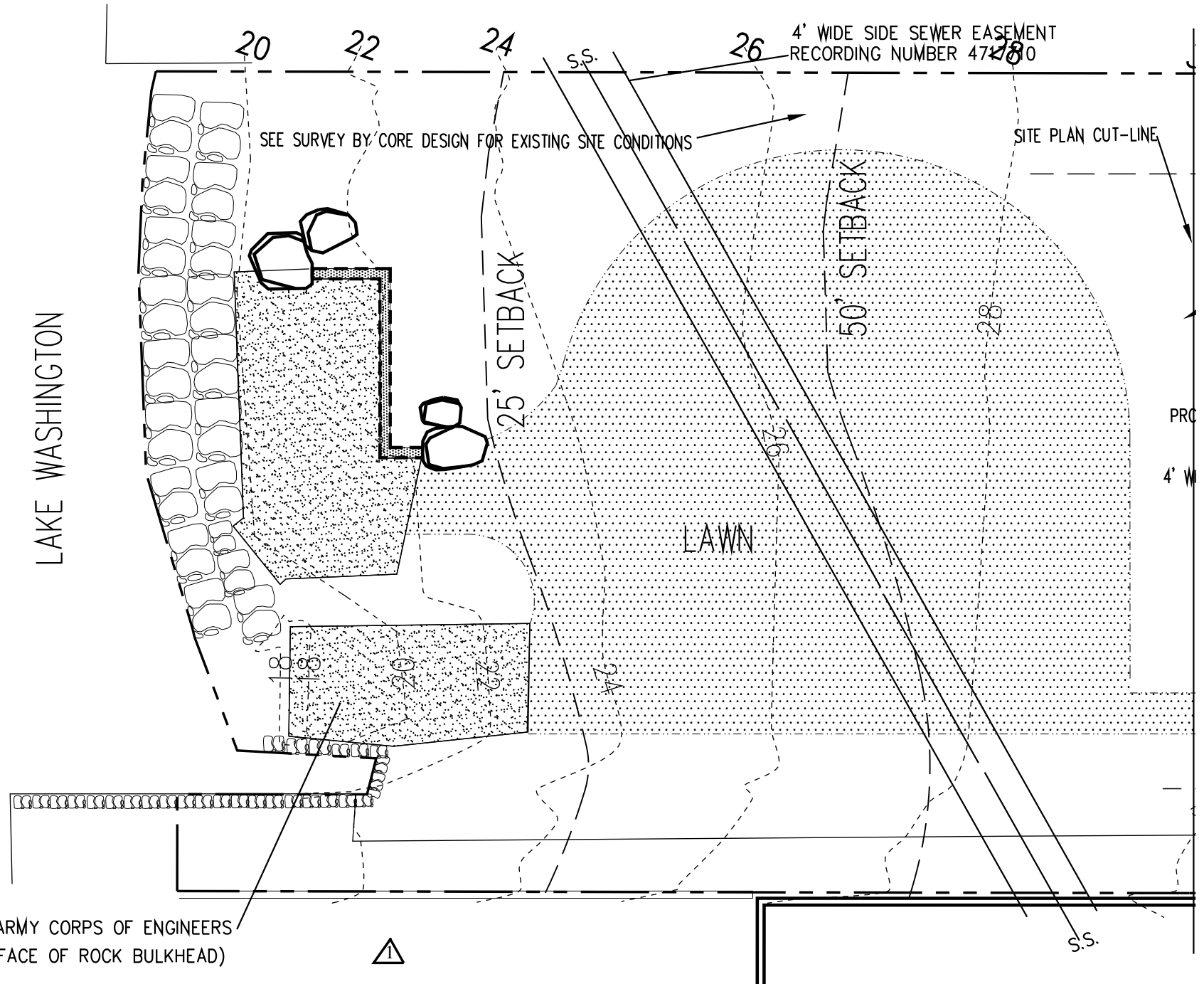
- ARCHITECTURAL DRAWINGS
- 1 PARTIAL SITE PLAN, ENERGY CODE COMPLIANCE, NOTES AND DETAILS
- 1A SITE PLAN, NOTES & DETAILS
- 2 FOUNDATION PLAN
- 3 FOUNDATION AND GENERAL DETAILS
- 4 LOWER FLOOR PLAN
- 5 MAIN FLOOR FRAMING PLAN
- 6 MAIN FLOOR PLAN
- 7 UPPER FLOOR FRAMING PLAN
- 8 UPPER FLOOR PLAN
- 9 ROOF FRAMING PLAN
- 10 ELEVATIONS
- 11 ELEVATIONS
- 12 BUILDING SECTIONS & NOTES TO CONSTRUCTION
- 13 GENERAL NOTES AND DETAILS
- 14 TJI DETAILS AND NOTES
- 15 LOWER FLOOR ELECTRICAL PLAN
- 16 MAIN FLOOR ELECTRICAL PLAN
- 17 UPPER FLOOR ELECTRICAL PLAN
- 18 ADU PLANS: GARAGE-FLOOR-FRAMING-ROOF-FOUNDATION & BUILDING SECTION
- 19 ADU PLANS: 2 ELECTRICALS & 4 ELEVATIONS
- STRUCTURAL ENGINEER DRAWINGS
- S1 SHEAR WALL DETAILS, NOTES AND SCHEDULES
- S2 SHEAR WALL DETAILS, NOTES AND SCHEDULES
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- S4 FOUNDATION HOLDOWN & SHEAR WALL PLAN
- S5 LOWER FLOOR SHEAR WALL PLAN
- S6 MAIN FLOOR SHEAR WALL PLAN
- S7 UPPER FLOOR SHEAR WALL PLAN
- S8 ADU SHEAR WALL PLANS

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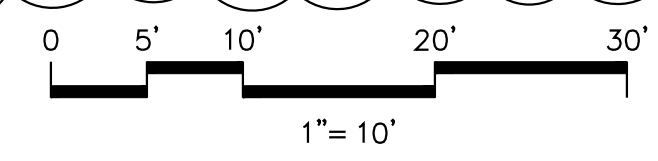


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JOB NO. 19-10.103  
SHEET NO. 1 OF 28



**SITE PLAN**



**LOT COVERAGE:**

A. GROSS LOT AREA	18,591 S.F.
B. NET LOT AREA	18,591 S.F.
C. ALLOWED LOT COVERAGE AREA	7,436 S.F.
D. ALLOWED LOT COVERAGE	40 %
E. EXISTING LOT COVERAGE:	
1. MAIN STRUCTURE ROOF AREA	1,876 S.F.
2. ACCESSORY BUILDING ROOF AREA	0 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS—PORTION USED BY THE LOT—PARKING)	6,074 S.F.
4. COVERD DECKS & PATIOS	0 S.F.
5. TOTAL EXIST'G LOT COVERAGE AREA	7,950 S.F.
F. TOTAL LOT COVERAGE AREA REMOVED	7,950 S.F.
G. PROPOSED ADJUSTMENT FOR SINGLE STORY	0 S.F.
H. PROPOSED ADJUSTMENT FOR FLAG LOT	0 S.F.
I. TOTAL NEW LOT COVERAGE AREA: (PER MERCER ISLAND)	
1. MAIN STRUCTURE ROOF AREA	2,497 S.F.
2. ACCESSORY BUILDING ROOF AREA	709 S.F.
3. VEHICULAR USE (DRIVEWAY, PAVED ACCESS EASEMENTS—PORTION USED BY THE LOT—PARKING)	1,758 S.F.
4. COVERD PATIOS AND COVERD DECKS	33 S.F.
5. TOTAL NEW LOT COVERAGE AREA	4,997 S.F.
I. TOTAL PROJECT LOT COVERAGE AREA:	4,997 S.F.
I. PROPOSED LOT COVERAGE AREA:	26.86%

**HARDSCAPE CALCULATION:**

A. GROSS LOT AREA	18,591 S.F.
B. NET LOT AREA	18,591 S.F.
C. AREA BORROWED FROM LOT COVERAGE	2,439 S.F.
D. ALLOWED HARDSCAPE AREA (9% + C)	22.12 %
E. ALLOWED HARDSCAPE AREA	4,112 S.F.
F. TOTAL EXISTING HARDSCAPE AREA ( 1-7 )	0 S.F.
1. UNCOVERED DECKS	0 S.F.
2. UNCOVERED PATIOS	325 S.F.
3. WALKWAYS	930 S.F.
4. STAIRS	0 S.F.
5. ROCKERIES & RETAINING WALLS	730 S.F.
6. OTHER	0 S.F.
7. TOTAL EXISTING HARDSCAPE AREA	1,985 S.F.
G. (TOTAL HARDSCAPE AREA REMOVED)	1,985 S.F.
H. TOTAL NEW HARDSCAPE AREA (PER MERCER ISLAND)	
1. UNCOVERED DECKS	555 S.F.
2. UNCOVERED PATIOS	1,240 S.F.
3. WALKWAYS (833 SF-552 SF)	281 S.F.
4. STAIRS	95 S.F.
5. ROCKERIES & RETAINING WALLS	541 S.F.
6. OTHER (POOL & COPING)	637 S.F.
7. TOTAL NEW HARDSCAPE AREA	3,349 S.F.
I. TOTAL PROJECT HARDSCAPE AREA	3,349 S.F.
J. TOTAL PROJECT HARDSCAPE AREA	18.01 %

**NOTE TO SITE PLAN:**  
SEE SHEET # 1 FOR ALL SITE RELATED NOTES, SPECIFICATIONS, AND DETAILS NOT INCLUDED ON THIS SHEET. ALSO, SEE SURVEY BY CORE DESIGN.

**LOT SLOPE CALCULATION:**

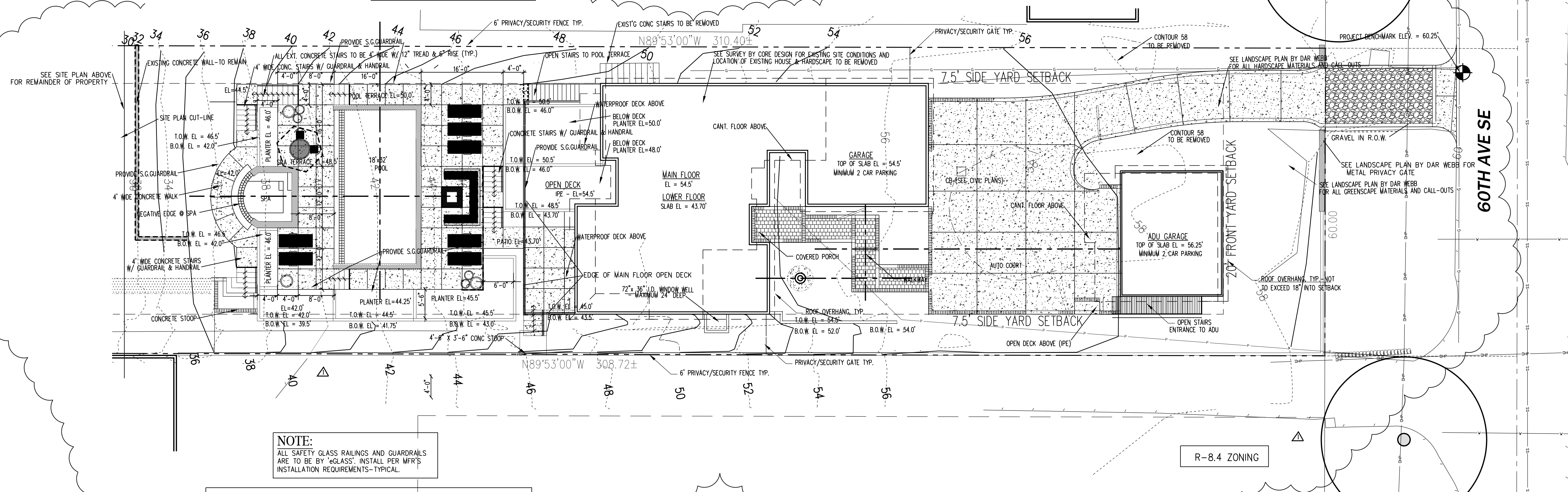
HIGHEST ELEVATION	58.375'
LOWEST ELEVATION	18.0'
ELEVATION DIFFERENCE	40.375'
HORIZONTAL DIFFERENCE BETWEEN HIGHEST & LOWEST ELEVATION	300 L.F.
LOT SLOPE	13.46%

**NOTE TO SITE PLAN**  
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SITE PLAN IS BASED SOLELY ON THE FOLLOWING DOCUMENTS MADE AVAILABLE TO THE ARCHITECT.  
PLAT MAP N DATED: BY:  
SURVEY Y DATED: 2019 BY: CORE DESIGN  
TITLE Y DATED: 2019 BY: FIDELITY NATIONAL TITLE  
NO SEARCH OF PUBLIC RECORDS WAS MADE NOR ANY OTHER ACT PERFORMED TO DETERMINE THE POSSIBLE EXISTENCE OF ANY RECORDED OR UNRECORDED CLAIM AGAINST THE SUBJECT PROPERTY.

**NOTE:**  
ALL LANDSCAPE PLANTERS ARE TO HAVE NON-SOLID BOTTOMS, AND ARE ALSO TO HAVE A MINIMUM OF 2 FOOT OF SOIL DEPTH—TYPICAL.

**DRAINAGE SWALE NOTE:**  
PROVIDE DRAINAGE SWALE @ HOUSE PERIMETER FOR SITE DRAINAGE AWAY FROM RESIDENCE AND AWAY FROM ADJACENT PROPERTIES.

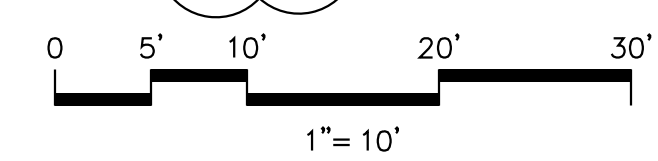
**NOTE:**  
SEE CIVIL ENGINEERING DRAWINGS FOR ALL SITE DRAINAGE SPECIFICATIONS, NOTES, DETAILS AND TEMPORARY EROSION CONTROL REQUIREMENTS.



**NOTE:**  
ALL SAFETY GLASS RAILINGS AND GUARDRAILS ARE TO BE "GLASS". INSTALL PER MFR'S INSTALLATION REQUIREMENTS—TYPICAL.

**NOTE:** PER WAC 19.02.020(F)(3)(d) ALL JAPANESE KNOTWOOD (POLYGONUM CUSPIDATUM) & REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, SHALL BE REMOVED FROM REQUIRED LANDSCAPING AREAS. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, PROVIDED THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.

**SITE PLAN**



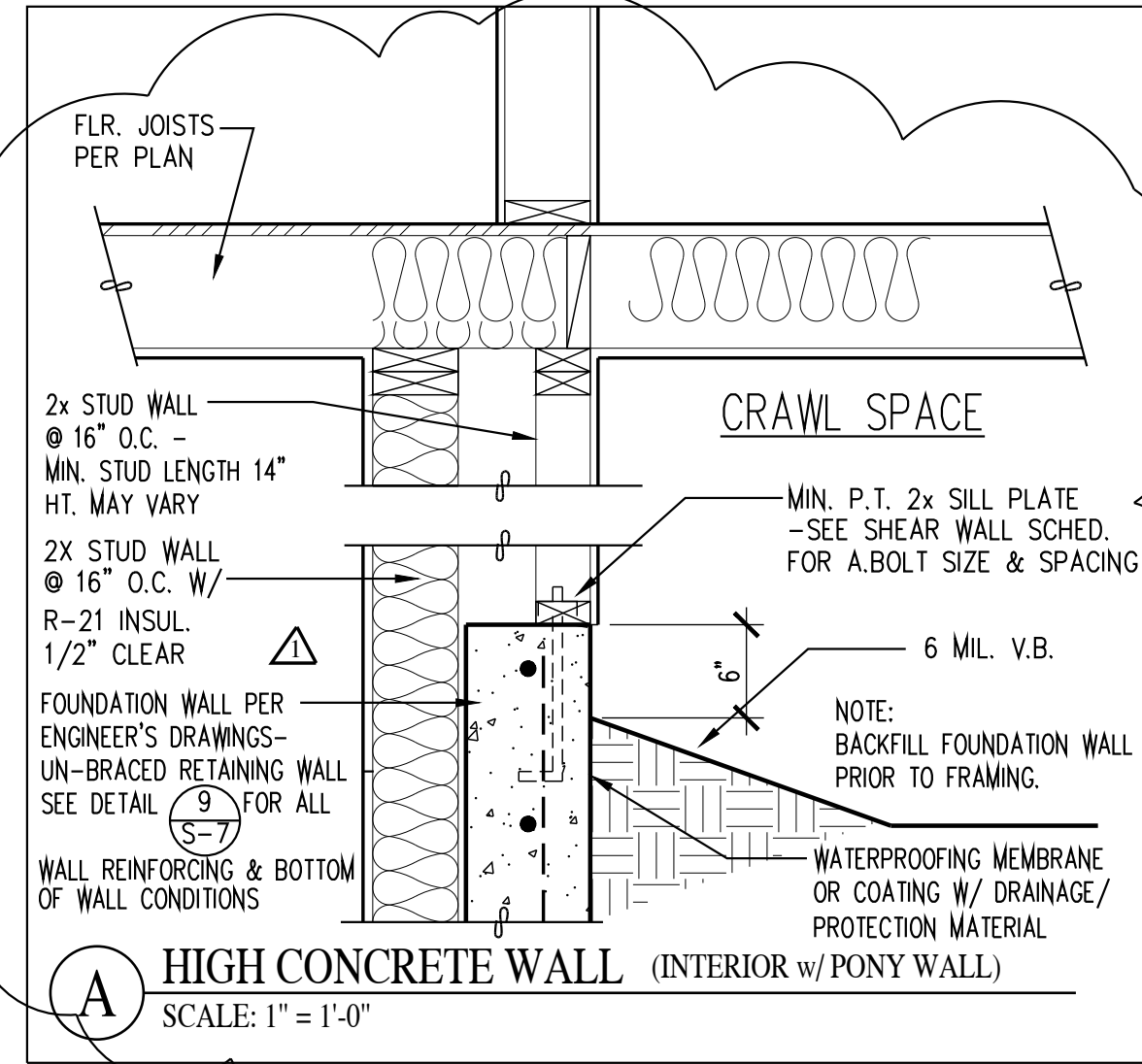
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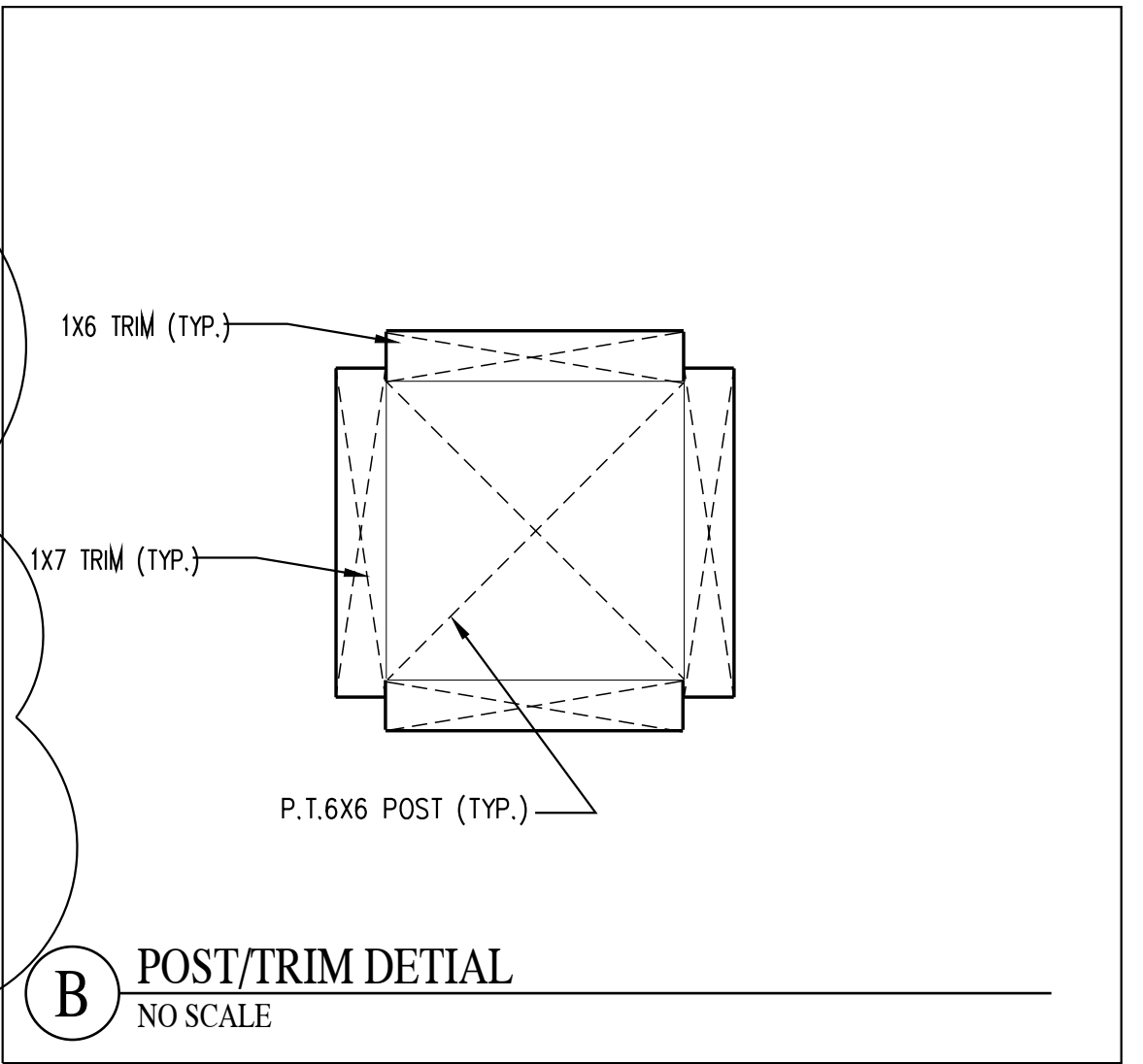
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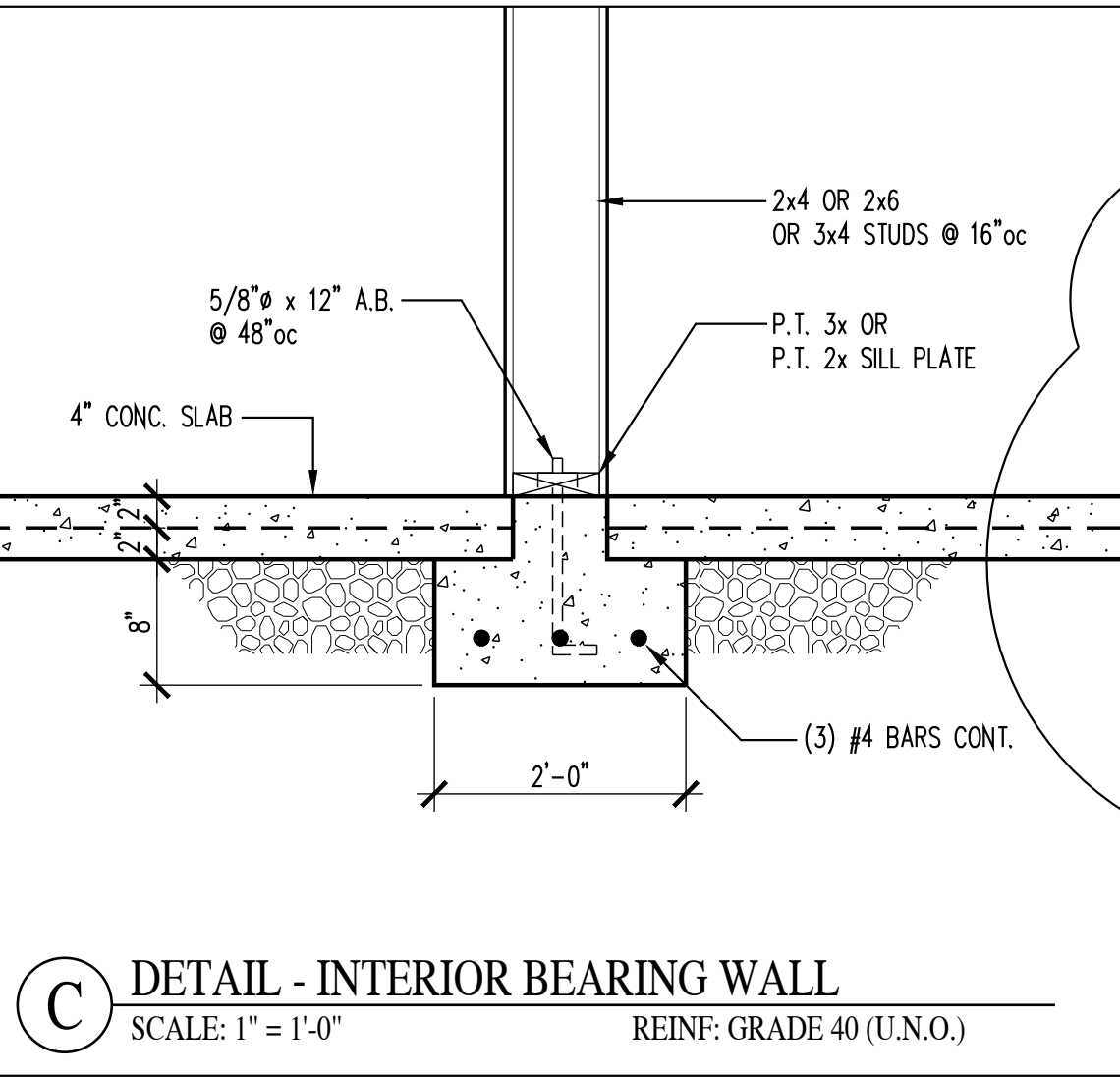




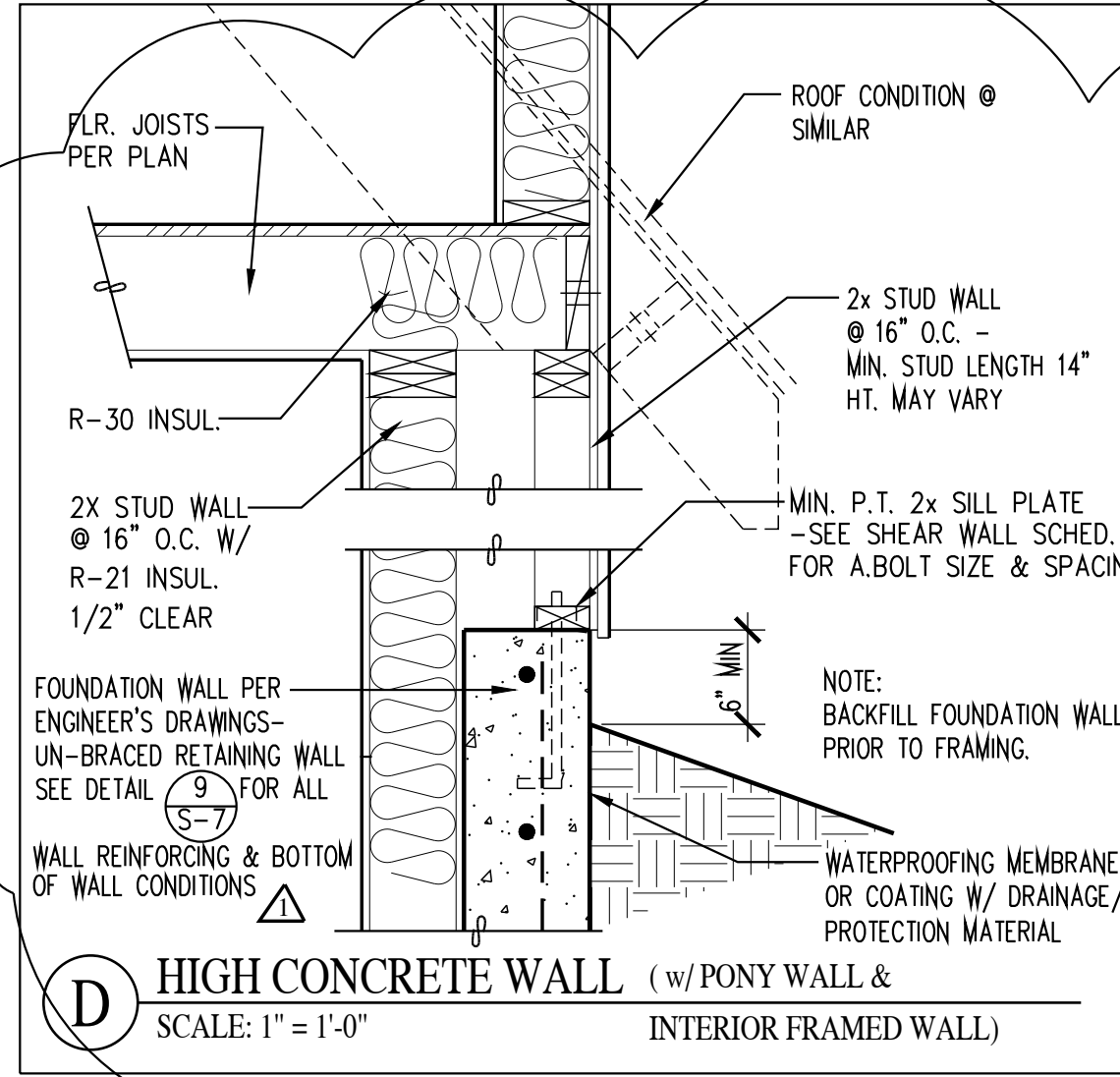
**A HIGH CONCRETE WALL (INTERIOR w/ PONY WALL)**  
SCALE: 1" = 1'-0"



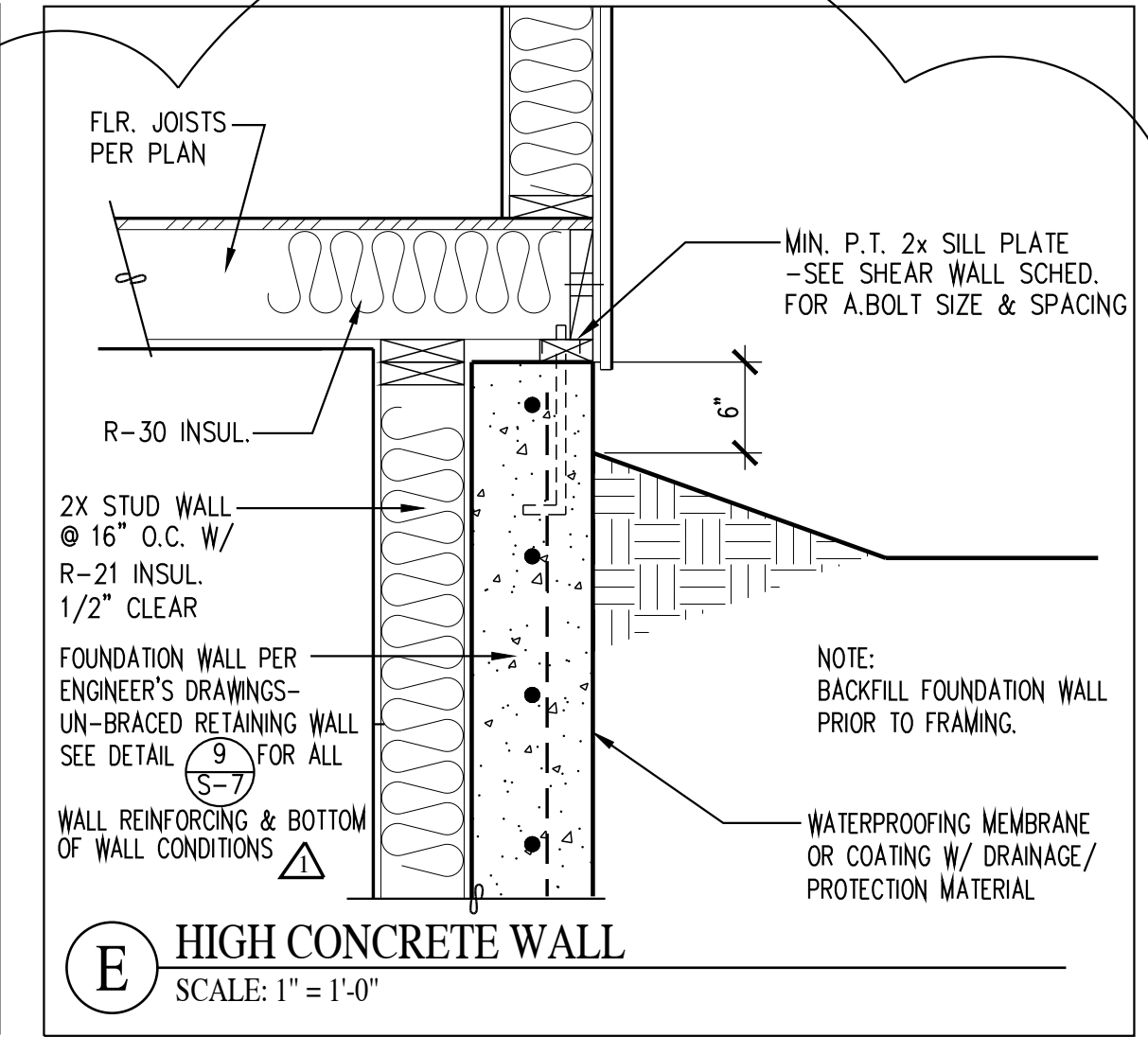
**B POST/TRIM DETAIL**  
NO SCALE



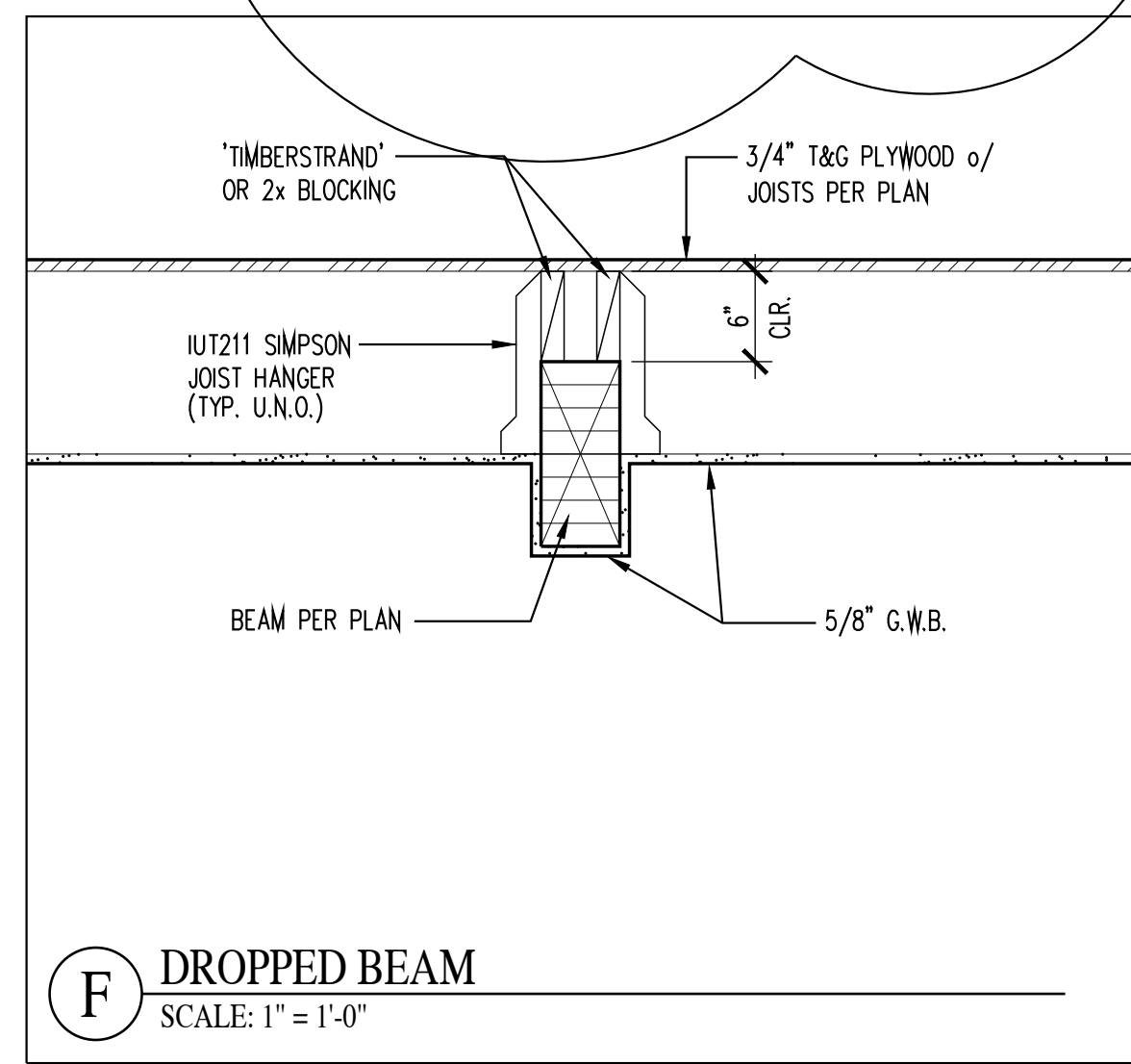
**C DETAIL - INTERIOR BEARING WALL**  
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



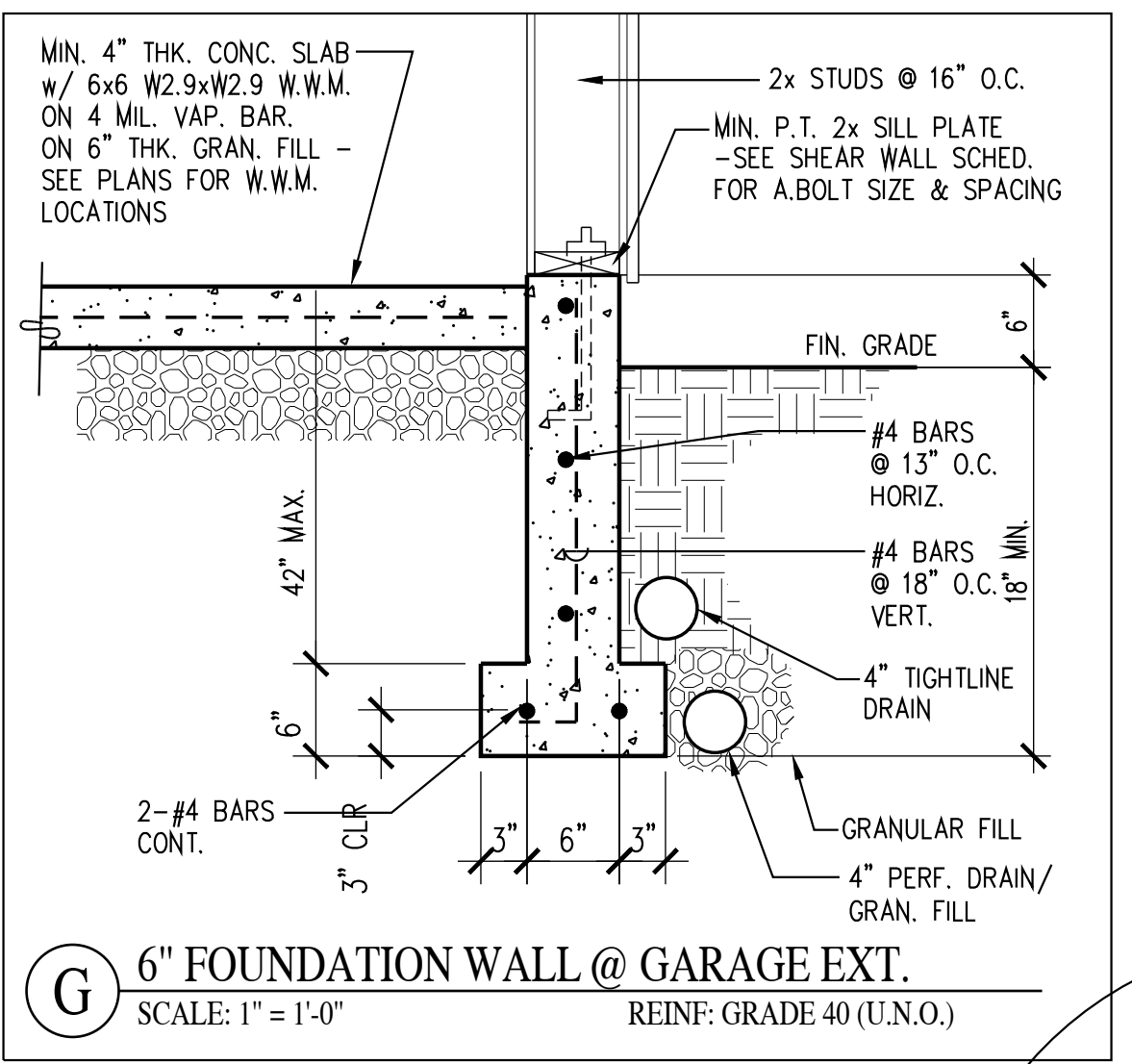
**D HIGH CONCRETE WALL (w/ PONY WALL & INTERIOR FRAMED WALL)**  
SCALE: 1" = 1'-0"



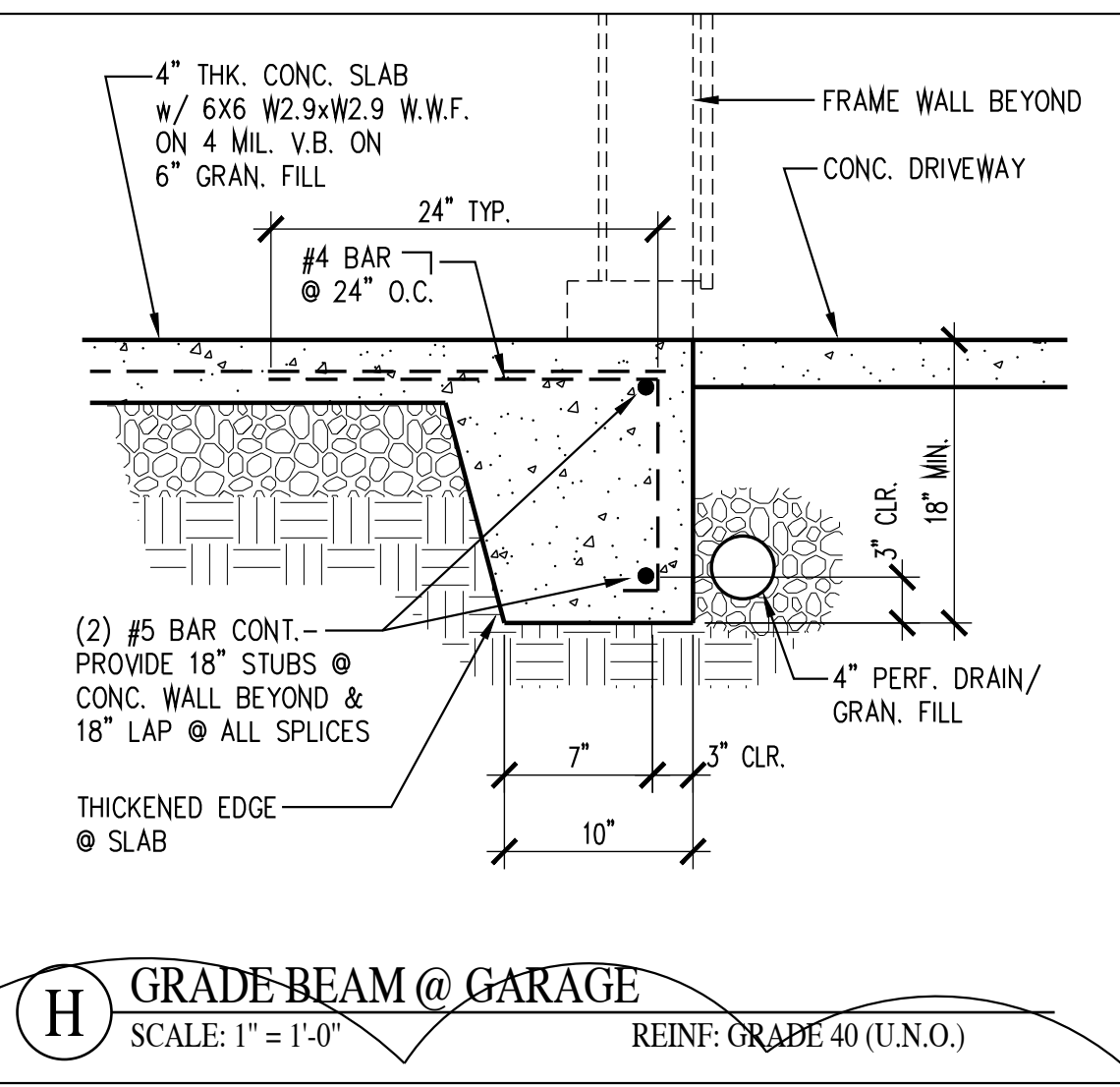
**E HIGH CONCRETE WALL**  
SCALE: 1" = 1'-0"



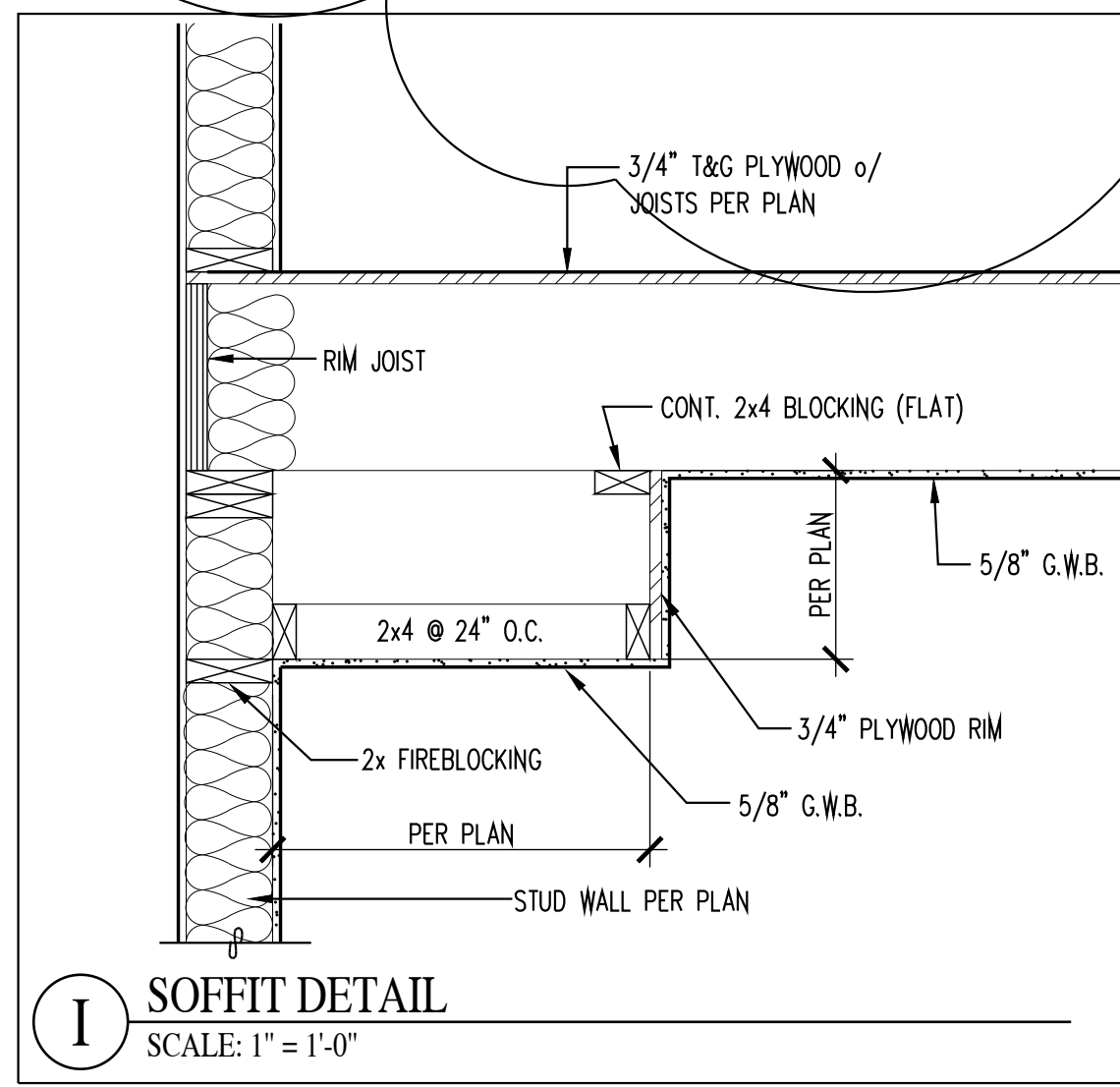
**F DROPPED BEAM**  
SCALE: 1" = 1'-0"



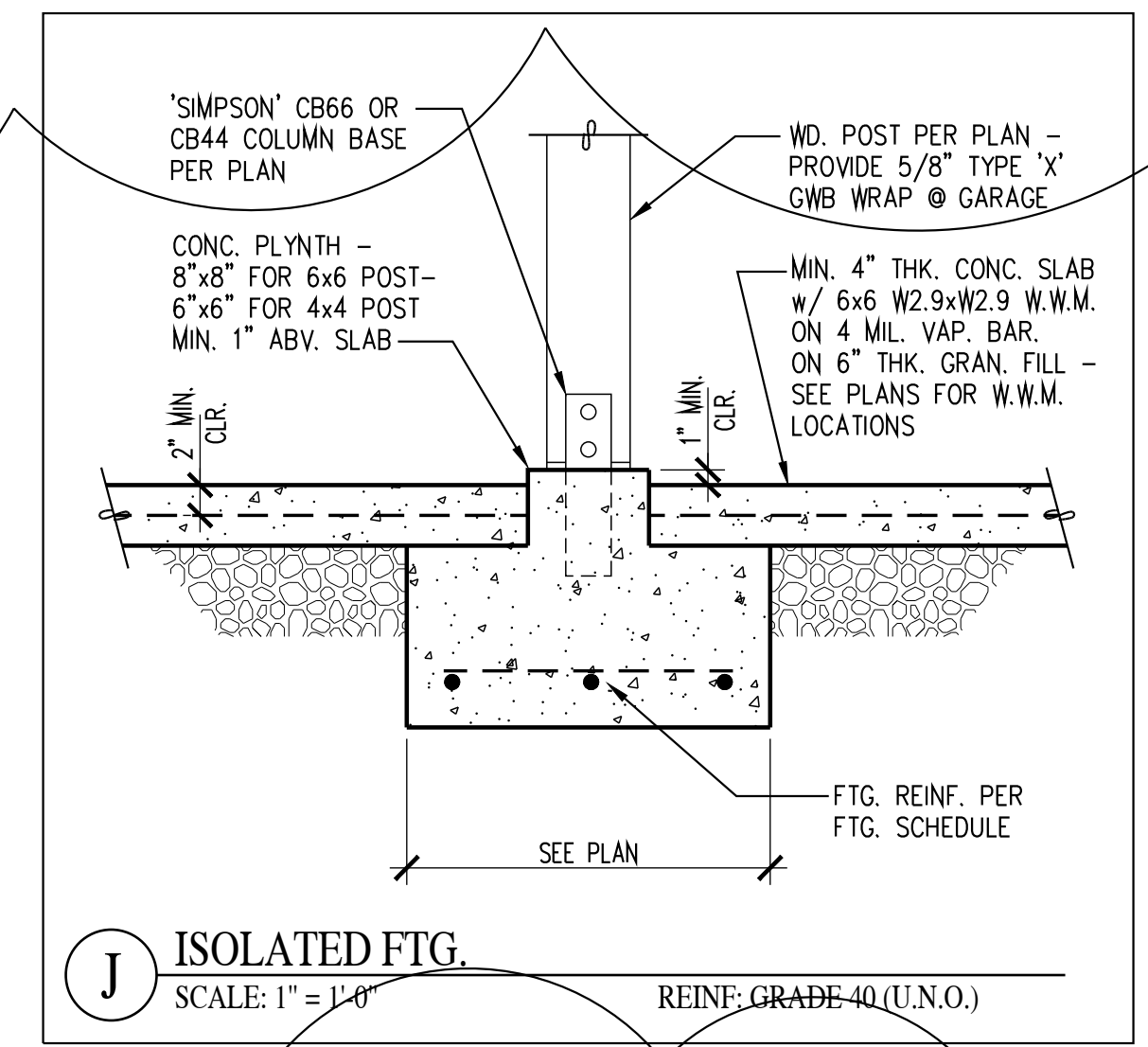
**G 6\"/>**



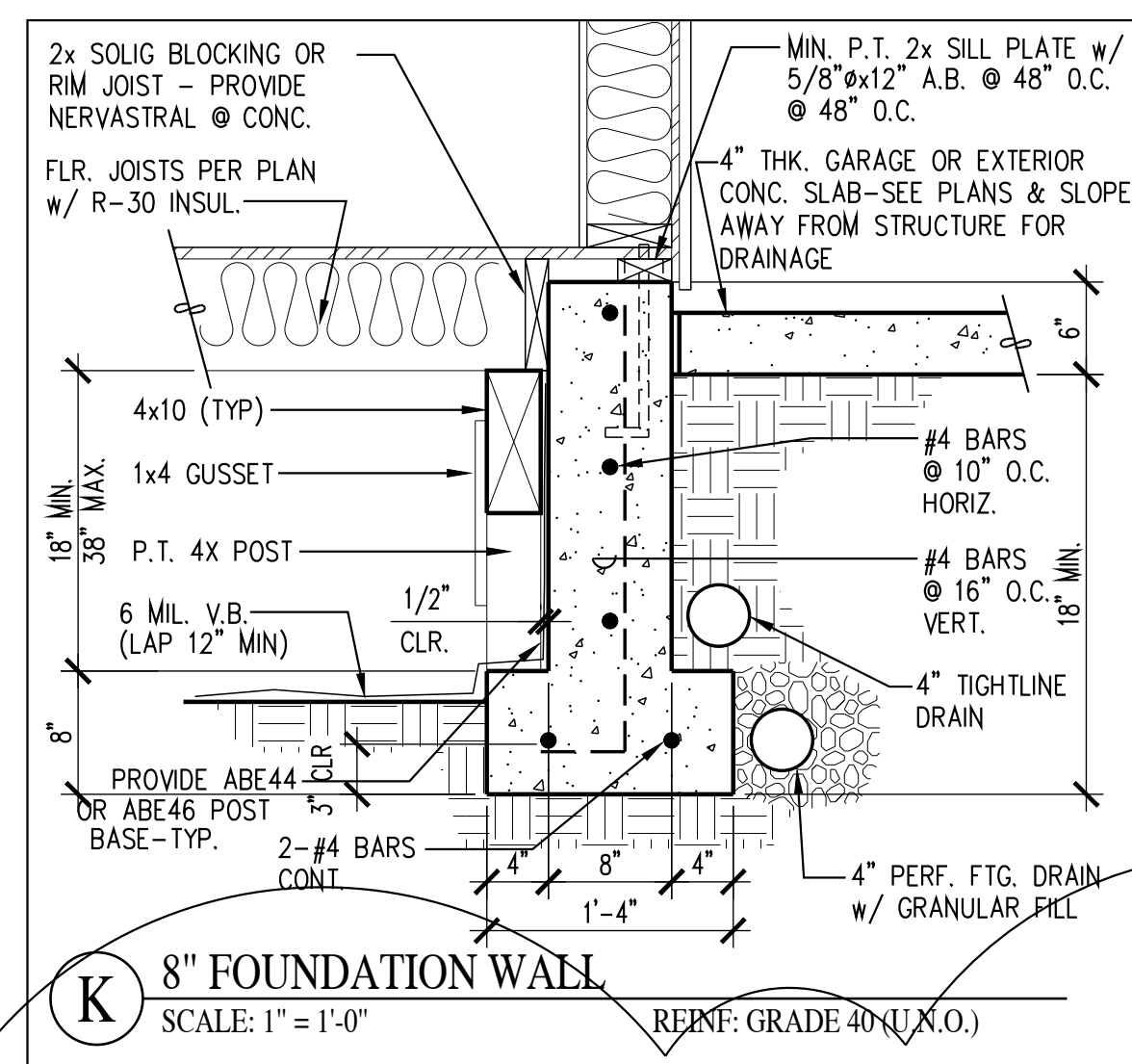
**H GRADE BEAM @ GARAGE**  
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



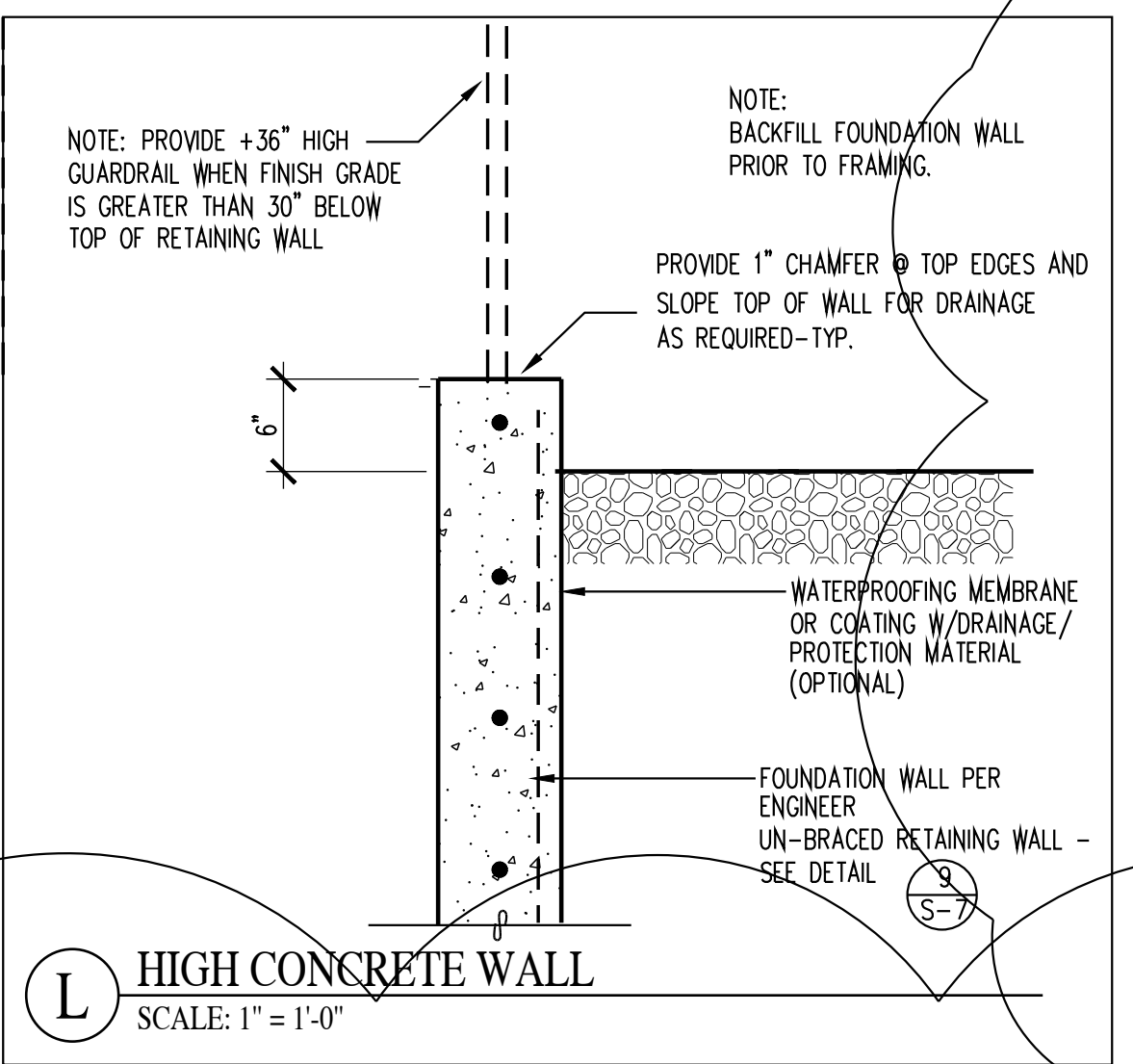
**I SOFFIT DETAIL**  
SCALE: 1" = 1'-0"



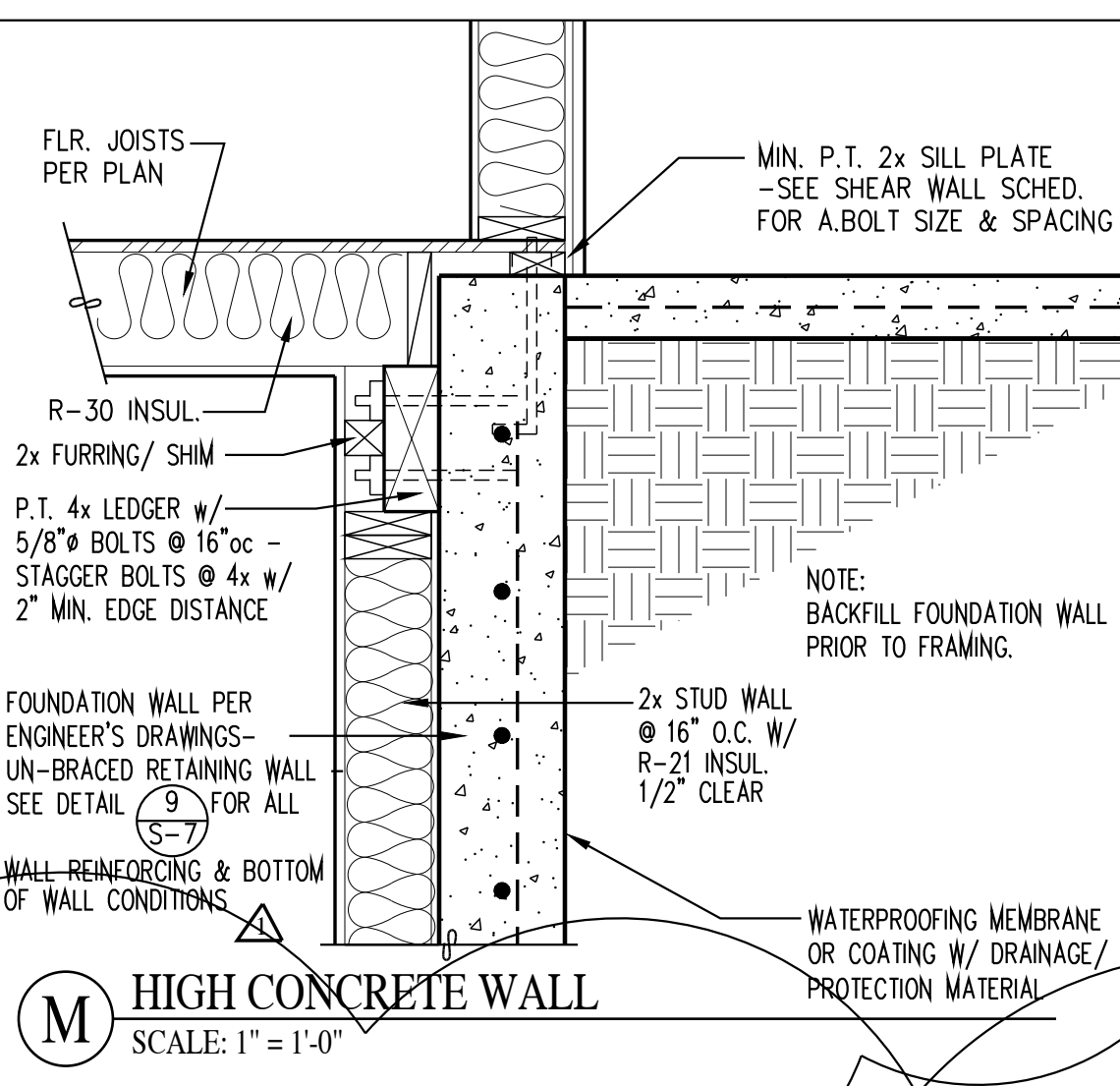
**J ISOLATED FTG.**  
SCALE: 1" = 1'-0" REINF: GRADE 40 (U.N.O.)



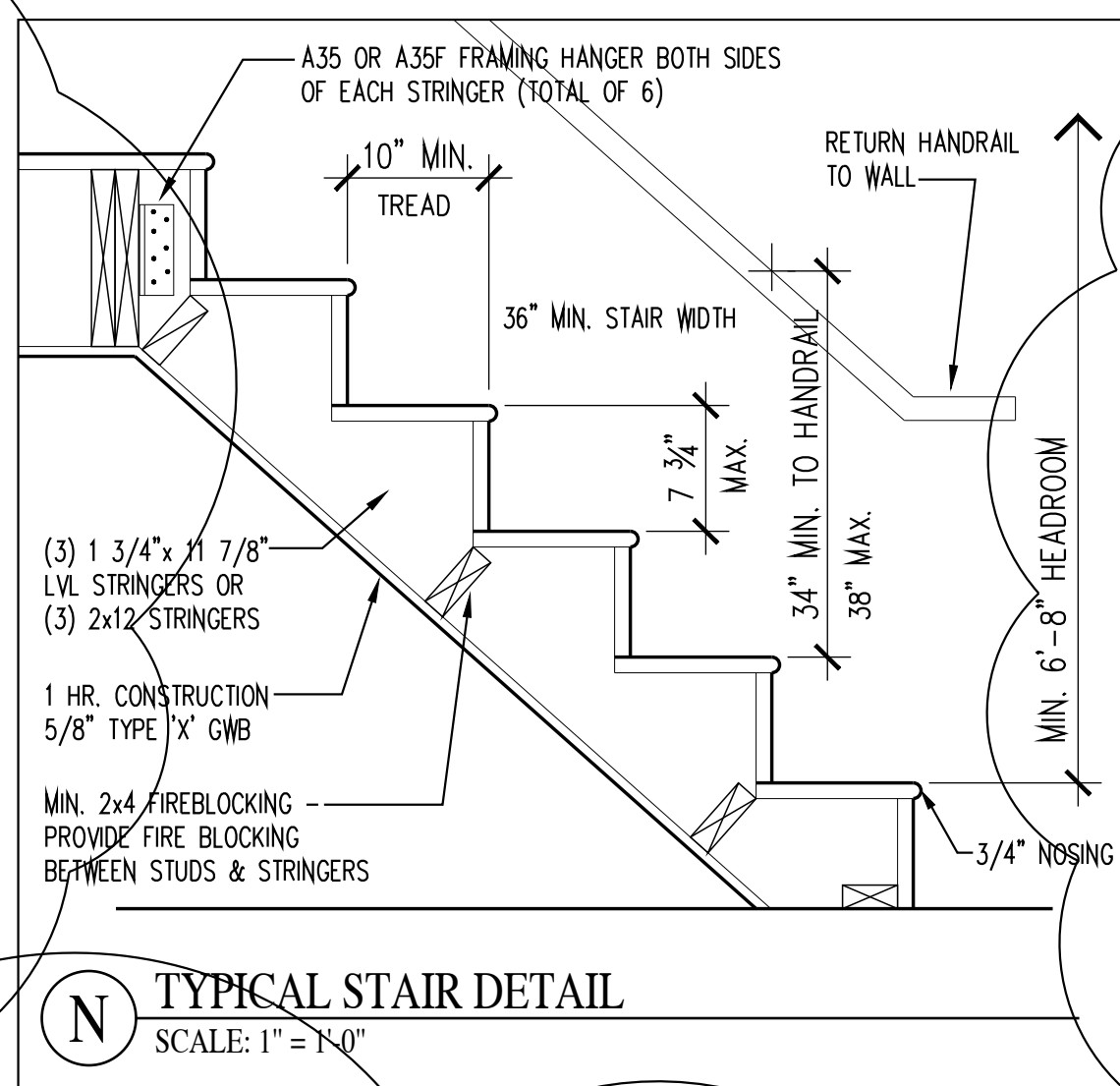
**K 8\"/>**



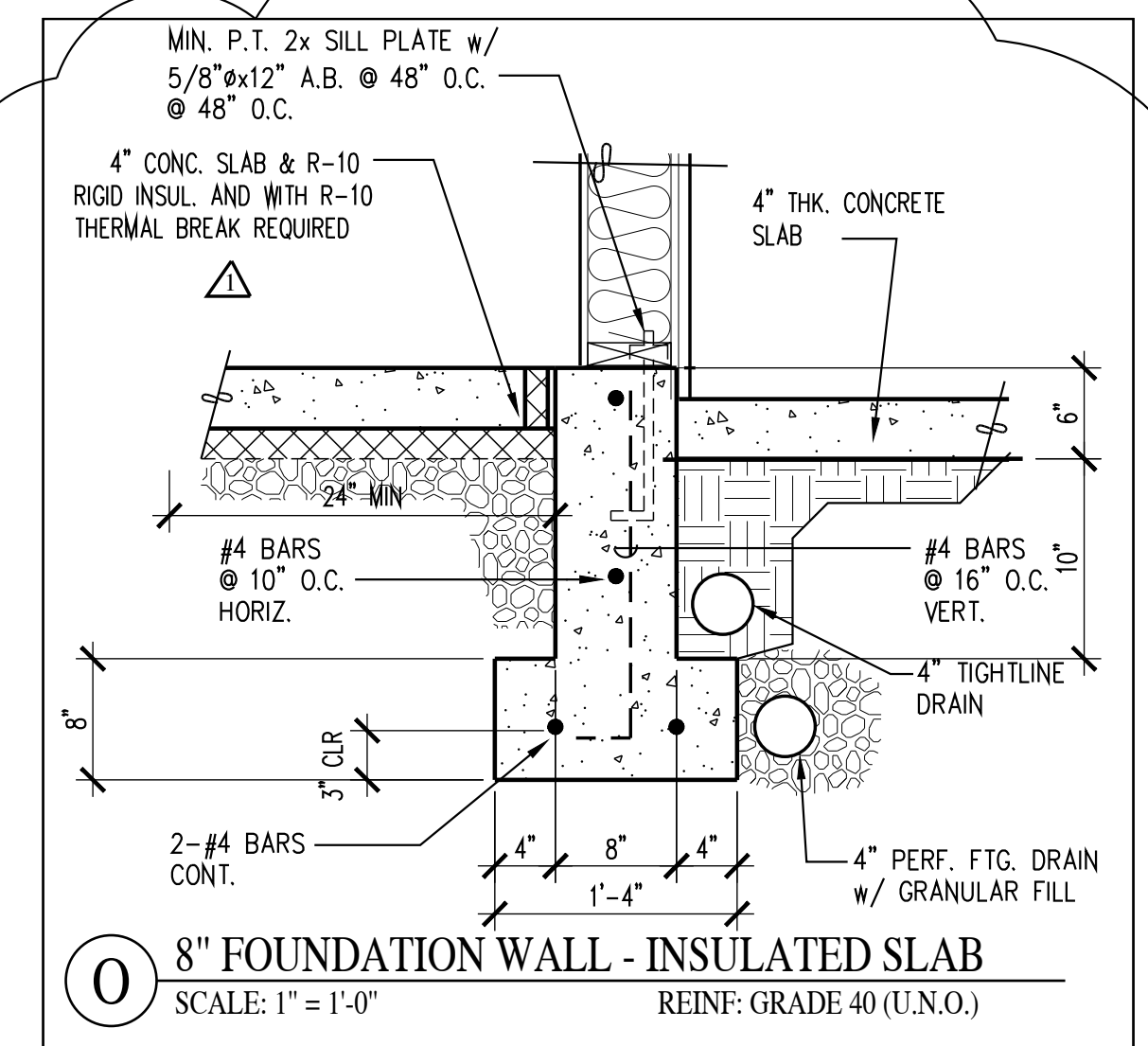
**L HIGH CONCRETE WALL**  
SCALE: 1" = 1'-0"



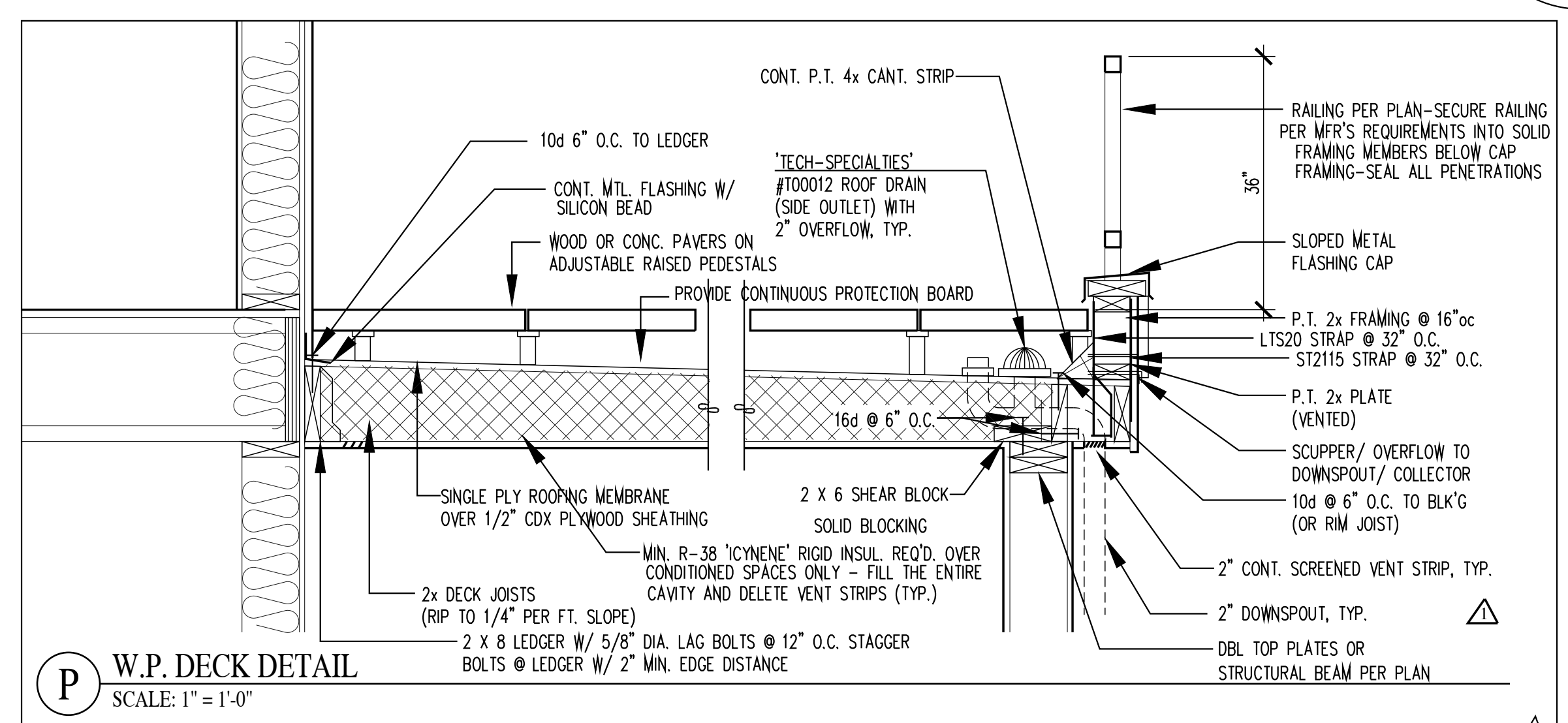
**M HIGH CONCRETE WALL**  
SCALE: 1" = 1'-0"



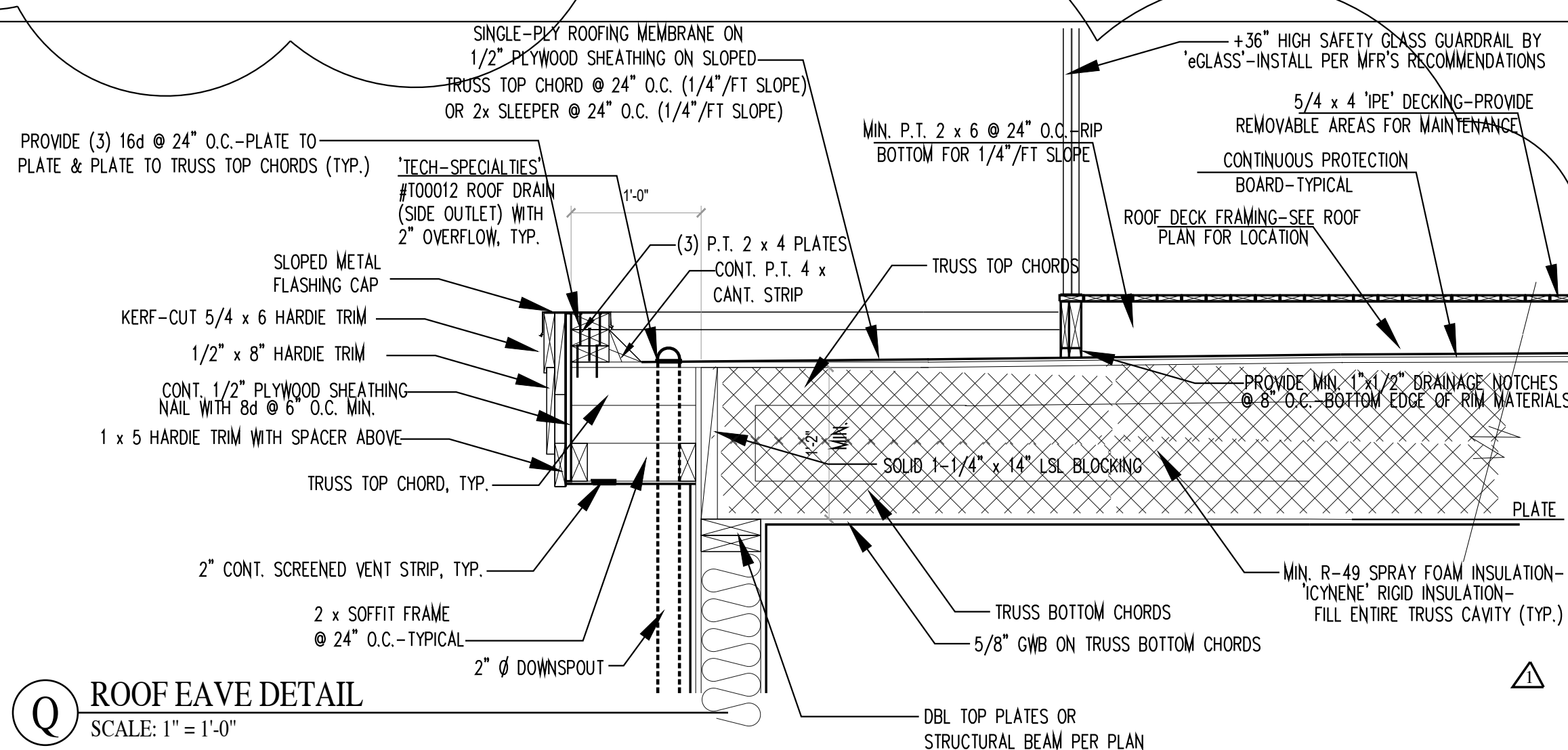
**N TYPICAL STAIR DETAIL**  
SCALE: 1" = 1'-0"



**O 8\"/>**



**P W.P. DECK DETAIL**  
SCALE: 1" = 1'-0"

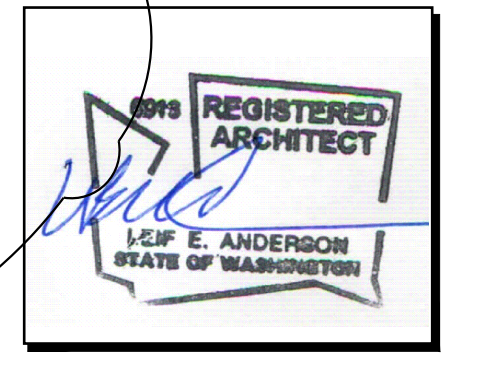


**Q ROOF EAVE DETAIL**  
SCALE: 1" = 1'-0"

**NOTE:**  
PRIOR TO STAKING FOUNDATION, A LICENSED SURVEYOR MUST VERIFY THAT THE DIMENSIONS SHOWN ON ARCHITECT'S FOUNDATION PLAN PROPERLY CLOSE. ANY DISCREPANCY SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT PRIOR TO PRECEEDING WITH THE WORK.

**NOTE:**  
VERIFY THE REQUIRED MINIMUM CONCRETE EMBEDMENT AND CONCRETE COVERAGE FOR ALL SIMPSON HOLD-DOWN WITH THE MOST RECENT EDITION OF THE SIMPSON CATALOG. PROVIDE A MIN. OF 3\"/>

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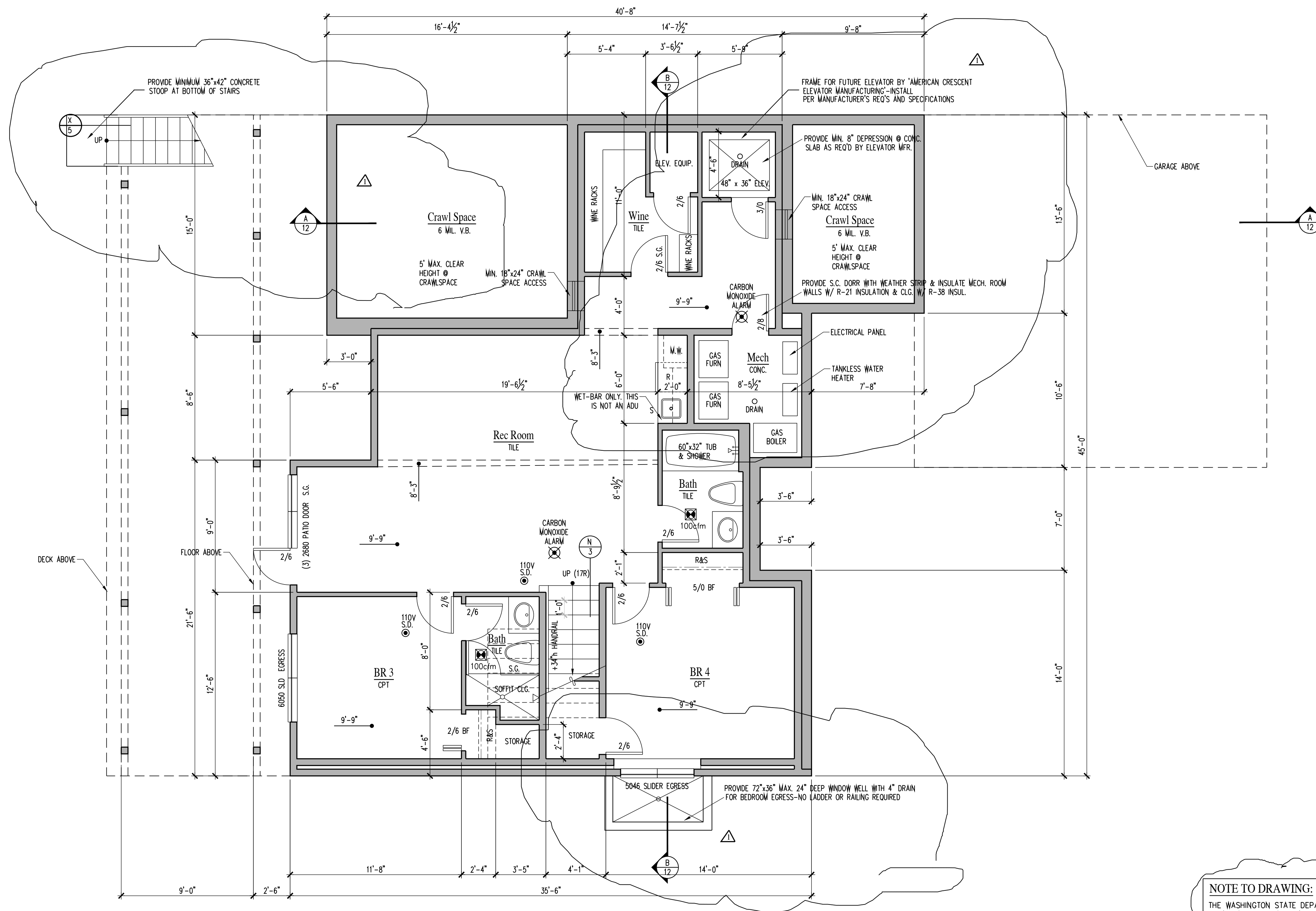
JOB NO. 19-10.103

SHEET NO. 3 OF 28

**NOTE:**  
SEE SHEETS S-1 THRU S-8 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES AND DETAILS NOT NOTED ON THIS SHEET.

**NOTE:**  
ALL FASTENERS FOR PRESSURE TREATED WOOD SHOULD BE ZMAX HOT-DIPPED GALVANIZED (G185) OR STAINLESS STEEL PER IBC 2304.9.5

**NOTE:**  
PROVIDE 3000 PSI CONCRETE FOR ALL GARAGE SLABS, CARPORT SLABS, CONCRETE SLABS AND CONCRETE WALLS EXPOSED TO WEATHERING. NO SPECIAL INSPECTION REQUIRED.



**FLOOR PLAN NOTES**

- TYPICAL PLATE HEIGHT TO BE 9'-9" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
- VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER-TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
- WINDOWS TO BE BY: 'WEATHERSHIELD' - ALUMINUM CLAD. SEE WINDOW DESIGNATIONS ON SHEETS #4, #6, & #8 FOR WINDOW MFR. ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- DOORS TO BE 8'-0" HIGH SOLID CORE WITH RAISED PANELS (U.N.O.)
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
- SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #5, #7 & #9 FOR NON-STANDARD STUD LOCATIONS.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS. ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

**NOTE TO WINDOWS:**

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

**NOTE TO DRAWING:**

PROVIDE INTEGRAL HYDRONIC RADIANT HEATING AT LOWER FLOOR CONCRETE SLAB WITH CONTINUOUS R-10 SLAB INSULATION.

**NOTE TO DRAWING:**

PROVIDE SOFFIT CEILINGS AT LOWER FLOOR FOR MECHANICAL DUCTING (TYPICAL).

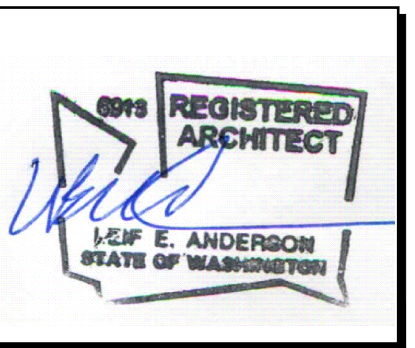
**NOTE TO DRAWING:**

THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT THE ELEVATOR BE INSTALLED BY A LICENSED ELEVATOR CONTRACTOR; YEARLY SAFETY INSPECTIONS ARE REQUIRED, AND AN ANNUAL OPERATING PERMIT FOR THE ELEVATOR SHALL BE ISSUED BY L & I.

**Lower Floor Plan**

SCALE: 1/4" = 1'-0"  
LOWER FLOOR AREA = 1240 S.F.

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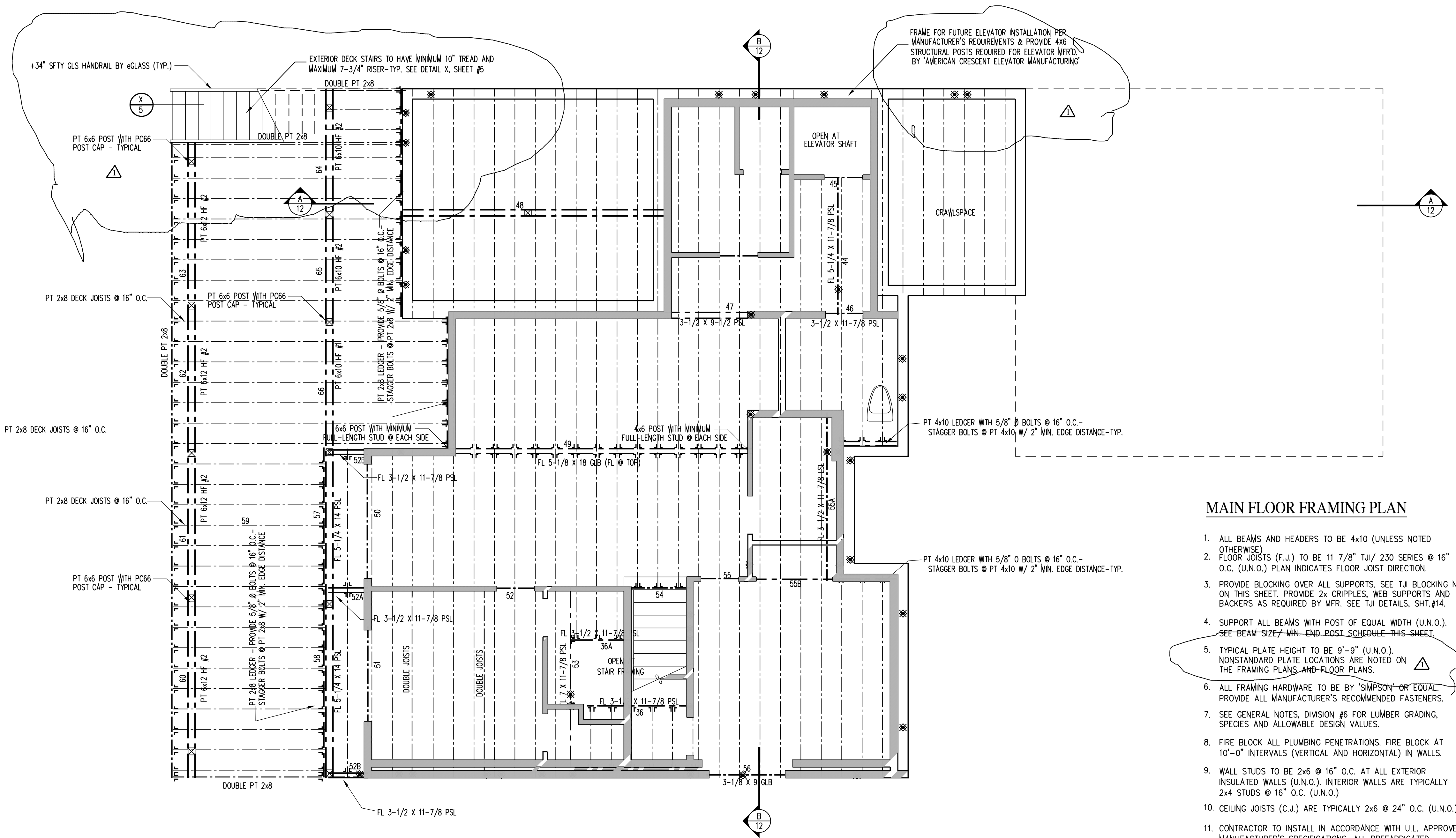
JOB NO.  
19-10.103

SHEET NO.  
**4**  
OF 28

BEAM SIZE	MIN. END POST
4x12 DF#2/4x10 DF#2	4x4 DF#2/OR (2) 2x4 STUDS STITCHED @ 12"OC W/ (2) 8d NAILS
6x10 DF#1	4x6/6x6 DF#1
6x12 DF#1	4x6/6x6 DF#1
3 1/8" GLB/3 1/2"x PSL/LSL	4x4 DF#1
5 1/8" GLB/5 1/4"x PSL/LSL	4x6/6x6 DF#1
6 3/4" GLB/7"x PSL/LSL	4x8/8x8 DF#1

**MINIMUM HANGER POST/CAP REQUIRED (U.N.O.)**

2x6	CJ	U26
2x8	CJ	U26
2x10	CJ	LU28
2x12	CJ	LU210
2x8	FJ	U26
2x10	FJ	LU28
2x12	FJ	LU210
2-2x8	FJ	U26-2
2-2x10	FJ	U210-2
2-2x12	FJ	U210-2
3-2x8	FJ	U26-3
3-2x10	FJ	U210-3
3-2x12	FJ	U210-3
4x6	Beam/Hdr	U46
4x8	Beam/Hdr	U46
4x10	Beam/Hdr	U410
4x12	Beam/Hdr	U410
6x8	Beam/Hdr	U66
6x10	Beam/Hdr	U610
1-3/4"x9-1/2"	PSL/LVL	HU9 min.
1-3/4"x11-7/8"	PSL/LVL	HU11 min.
3-1/2"x9-1/2"	PSL/LSL	HU410 max.
3-1/2"x11-7/8"	PSL/LSL	HU412 max.
5-1/4"x9-1/2"	PSL	HHU5.50/10
5-1/4"x11-7/8"	PSL	HHU5.50/10
4x4	Post Cap	AC4 max.
6x6	Post Cap	AC6 max.
GLB	Beam/Post	CC col. Cap
PSL	Beam/Post	CC col. Cap



**MAIN FLOOR FRAMING PLAN**

- ALL BEAMS AND HEADERS TO BE 4x10 (UNLESS NOTED OTHERWISE)
- FLOOR JOISTS (F.J.) TO BE 11 7/8" T.J./ 230 SERIES @ 16" O.C. (U.N.O.) PLAN INDICATES FLOOR JOIST DIRECTION.
- PROVIDE BLOCKING OVER ALL SUPPORTS. SEE TJI BLOCKING NOTES ON THIS SHEET. PROVIDE 2x CRIPPLES, WEB SUPPORTS AND BACKERS AS REQUIRED BY MFR. SEE TJI DETAILS, SH1.#14.
- SUPPORT ALL BEAMS WITH POST OF EQUAL WIDTH (U.N.O.). SEE BEAM SIZE/ MIN. END POST SCHEDULE THIS SHEET.
- TYPICAL PLATE HEIGHT TO BE 9"-9" (U.N.O.). NONSTANDARD PLATE LOCATIONS ARE NOTED ON THE FRAMING PLANS AND FLOOR PLANS.
- ALL FRAMING HARDWARE TO BE BY SIMPSON OR EQUAL. PROVIDE ALL MANUFACTURER'S RECOMMENDED FASTENERS.
- SEE GENERAL NOTES, DIVISION #6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- WALL STUDS TO BE 2x6 @ 16" O.C. AT ALL EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.)
- CEILING JOISTS (C.J.) ARE TYPICALLY 2x6 @ 24" O.C. (U.N.O.)
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS, ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.

**NOTE:**  
 SEE SHEAR WALL DETAILS, NOTES, SCHEDULES AND FOUNDATION HOLDOWN PLAN FOR MINIMUM 3 X SILL PLATE REQUIREMENTS AND LOCATIONS (TYPICAL-U.N.O.)

**NOTE:**  
 SEE SHEET # 14 FOR ALLOWABLE LOCATIONS OF ROUND, SQUARE AND RECTANGULAR HOLES THROUGH THE WEBS OF TJI ENGINEERED WOOD I-JOISTS. FOLLOW ALL THE MANUFACTURER'S RECOMMENDATIONS REGARDING SIZES, SPACINGS AND QUANTITY OF HOLES AND PENETRATIONS FOR TJI I-JOISTS/FRAMING MEMBERS.

**NOTE:**  
 ALL FASTENERS FOR PRESSURE TREATED WOOD SHALL BE ZMAX HOT-DIPPED GALVANIZED (G185) OR STAINLESS STEEL PER IBC 2304.9.5.

**NOTE:**  
 PONY WALLS OR CRIPPLE WALLS THAT ARE DIRECTLY BELOW A MAIN FLOOR SHEAR WALL ARE TO BE SHEATHED AND NAILED THE SAME AS THE SHEAR WALL ABOVE. ANY OPENINGS OR PENETRATIONS THROUGH THESE LOWER LEVEL SHEAR WALLS ARE TO BE IN THE MIDDLE AREAS OF THE STRUCTURAL SHEATHING (TYPICAL).

**TJI BLOCKING NOTE:**

PROVIDE TJI BLOCKING (MIN) OVER ALL SUPPORTS.

**SUPPORTS WITH ONE BEARING WALL ABOVE**  
 PROVIDE "TIMBERSTRAND" LSL BLOCKING (UNO)

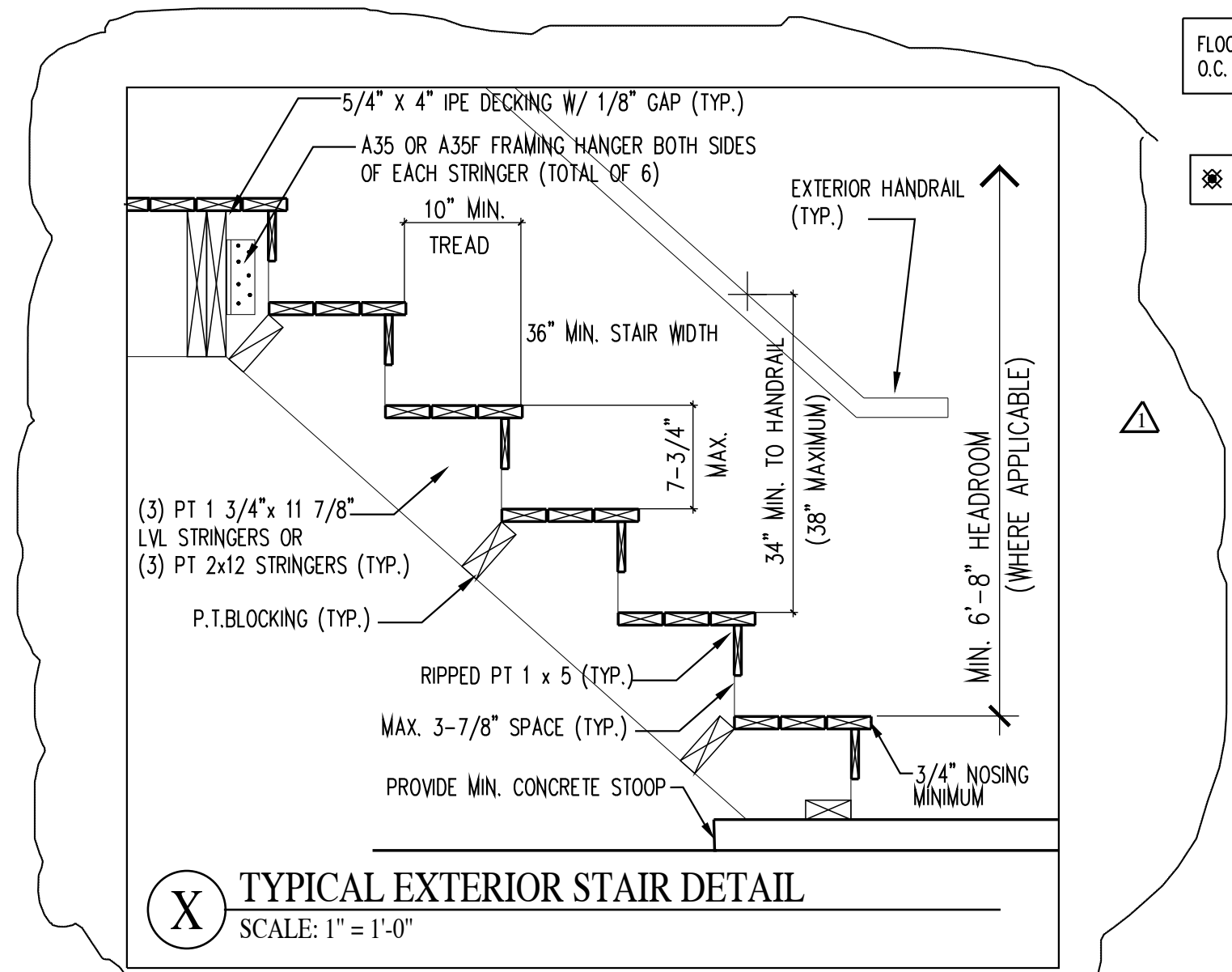
**SUPPORTS WITH TWO BEARING WALLS ABOVE**  
 PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING (UNO)

**SUPPORTS WITH POINT LOAD ABOVE**  
 PROVIDE DOUBLE "TIMBERSTRAND" LSL BLOCKING OR 2x4/2x6 SQUASH BLOCKS (UNO)

**NOTE:**  
 PROVIDE CONTINUOUS 1 1/4" TIMBER STRAND LSL RIM JOIST AT ALL EXTERIOR WALLS, UNO.

**NOTE:**  
 SEE SHEET #14 FOR TYPICAL FRAMING DETAILS AND NOTES TO FRAMING DETAILS FOR TJI ENGINEERED WOOD I-JOISTS. SEE MANUFACTURER'S RECOMMENDATIONS FOR JOB SITE STORAGE AND INSTALLATION. PROVIDE SIMPSON STRONG-TIE CONNECTORS MANUFACTURED FOR USE WITH TJI ENGINEERED PRODUCTS, AND PROVIDE ALL MANUFACTURERS RECOMMENDED FASTENERS.

**NOTE:**  
 SEE SHEETS S-1 THRU S-8 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES AND DETAILS NOT NOTED ON THIS SHEET.



FLOOR JOISTS TO BE 11 7/8" T.J./ 230 SERIES @ 16" O.C. TYPICAL, U.N.O.

POINT LOAD FROM ABOVE

**Main Floor Framing Plan**

SCALE: 1/4" = 1'-0"

**NOTE:**  
 PROVIDE SOLID FRAMING "SQUASH" BLOCKS AT BEARING FOR ALL FRAMING MEMBERS TO MATCH WIDTH OF POSTED MEMBER FROM ABOVE. SEE BEAM SIZE AND MINIMUM END POST SCHEDULE ON THE FRAMING PLANS.

**NOTE:**  
 ALL SIMPLE SPAN GLU-LAMINATED BEAMS (GLB) ARE TO BE 24F-V4 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi). ALL CONTINUOUS GLB'S AND ALL CANTILEVER GLB'S ARE TO BE 24F-V8 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi).

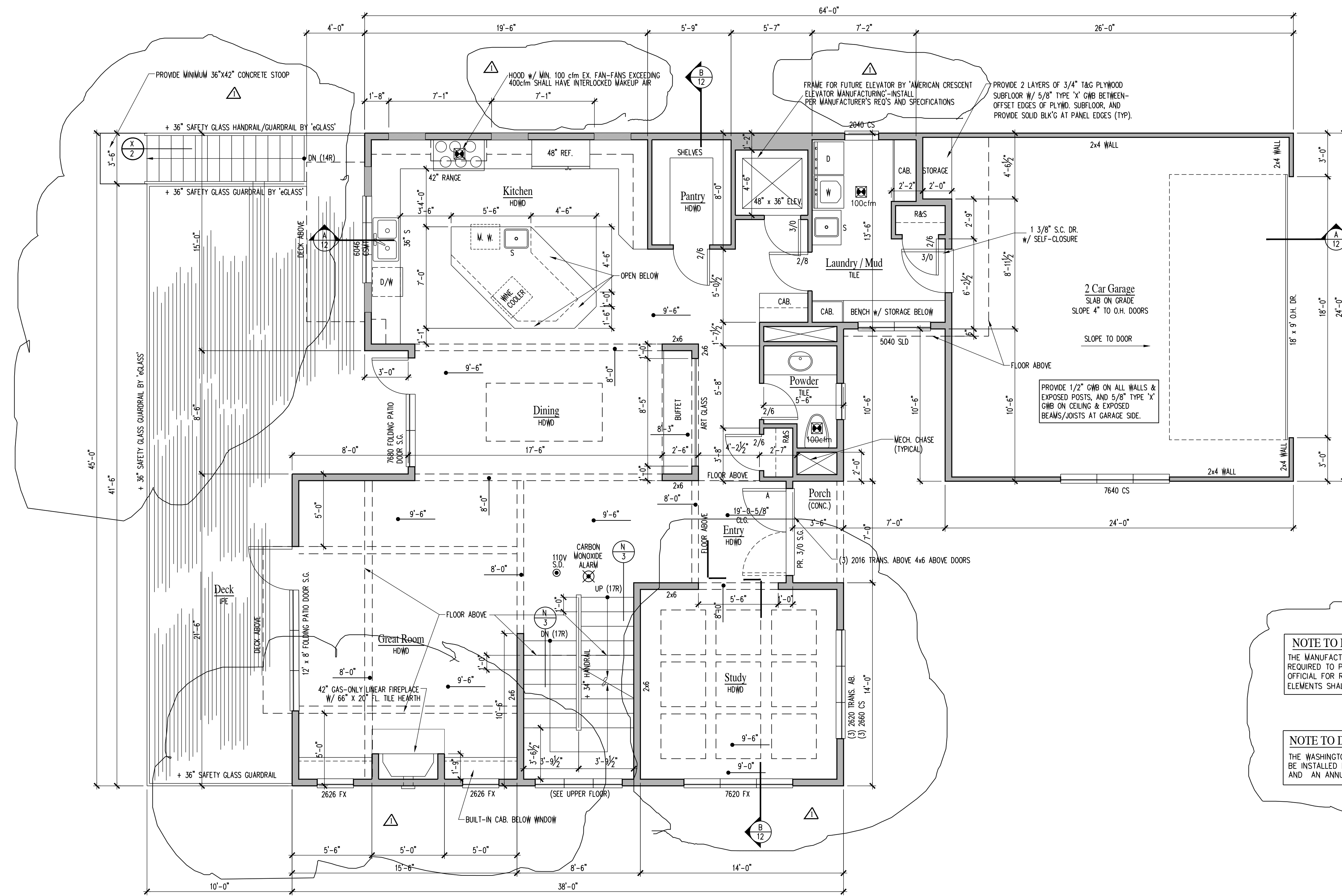
**NOTE:**  
 PROVIDE FIREBLOCKING FOR ALL ELECTRICAL, PLUMBING AND MECHANICAL PENETRATIONS. PROVIDE FIREBLOCKING AT 10'-0" INTERVALS BOTH HORIZONTALLY AND VERTICALLY IN WALLS AND CHASES WITH MIN. SOLID 2x FIREBLOCKING OR 5/8" TYPE 'X' GWB (TYPICAL).

**NOTE:**  
 PROVIDE TEMPORARY POSTING OF ALL ENGINEERED WOOD BEAMS, INCLUDING EXPOSED BEAMS AND FLUSH BEAMS AS REQUIRED TO PREVENT DEFLECTION OF MEMBERS UNTIL THE REQUIRED MOISTURE CONTENT OF THE MEMBERS IS ACHIEVED.

**NOTE:**  
 FINGER JOINED STUDS SHALL NOT BE USED AT ANY HOLDOWN OR LATERAL RESISTING STRAP LOCATION.

**NOTE:**  
 SOFFIT CEILINGS AS REQUIRED FOR MECHANICAL - VERIFY ALL REQUIREMENTS WITH MECHANICAL CONTRACTOR.

**DEFERRED SUBMITTAL NOTE:**  
 THE MANUFACTURERS OF ALL FLOOR TRUSS COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IBC SECT. 106.



**MAIN FLOOR PLAN NOTES**

- TYPICAL PLATE HEIGHT TO BE 9'-6" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
- VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
- WINDOWS TO BE BY: 'WEATHERSHIELD' - ALUMINUM CLAD  
SEE WINDOW DESIGNATIONS ON SHEETS #4, #6, & #8 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- DOORS TO BE 8'-0" HIGH SOLID CORE paneled (U.N.O.)
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
- SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #5, #7 & #9 FOR NON-STANDARD STUD LOCATIONS.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS. ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.
- ALL SKYLIGHTS ARE TO HAVE LAMINATED SAFETY GLASS, AND THE CONTRACTOR IS TO INSTALL ALL SKYLIGHTS PER IRC R308.6, AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

**NOTE TO WINDOWS:**

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

**NOTE TO DRAWING:**

PROVIDE 1/4" OR 1/2" WONDERBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TILE OR STONE. SEE PLANS FOR FINISH FLOOR LOCATIONS.

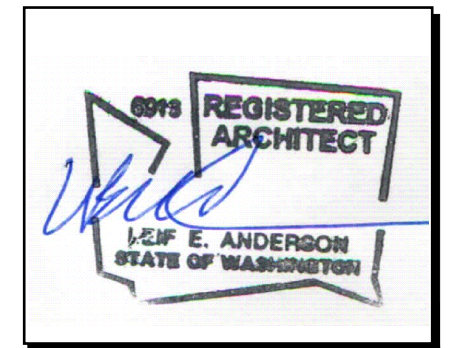
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**NOTE TO DRAWING:**  
THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES REQUIRES THAT THE ELEVATOR BE INSTALLED BY A LICENSED ELEVATOR CONTRACTOR. YEARLY SAFETY INSPECTIONS ARE REQUIRED, AND AN ANNUAL OPERATING PERMIT FOR THE ELEVATOR SHALL BE ISSUED BY L & I.

**Main Floor Plan**

SCALE: 1/4" = 1'-0"  
MAIN FLOOR AREA = 1642 S.F.  
GARAGE AREA = 578 S.F.

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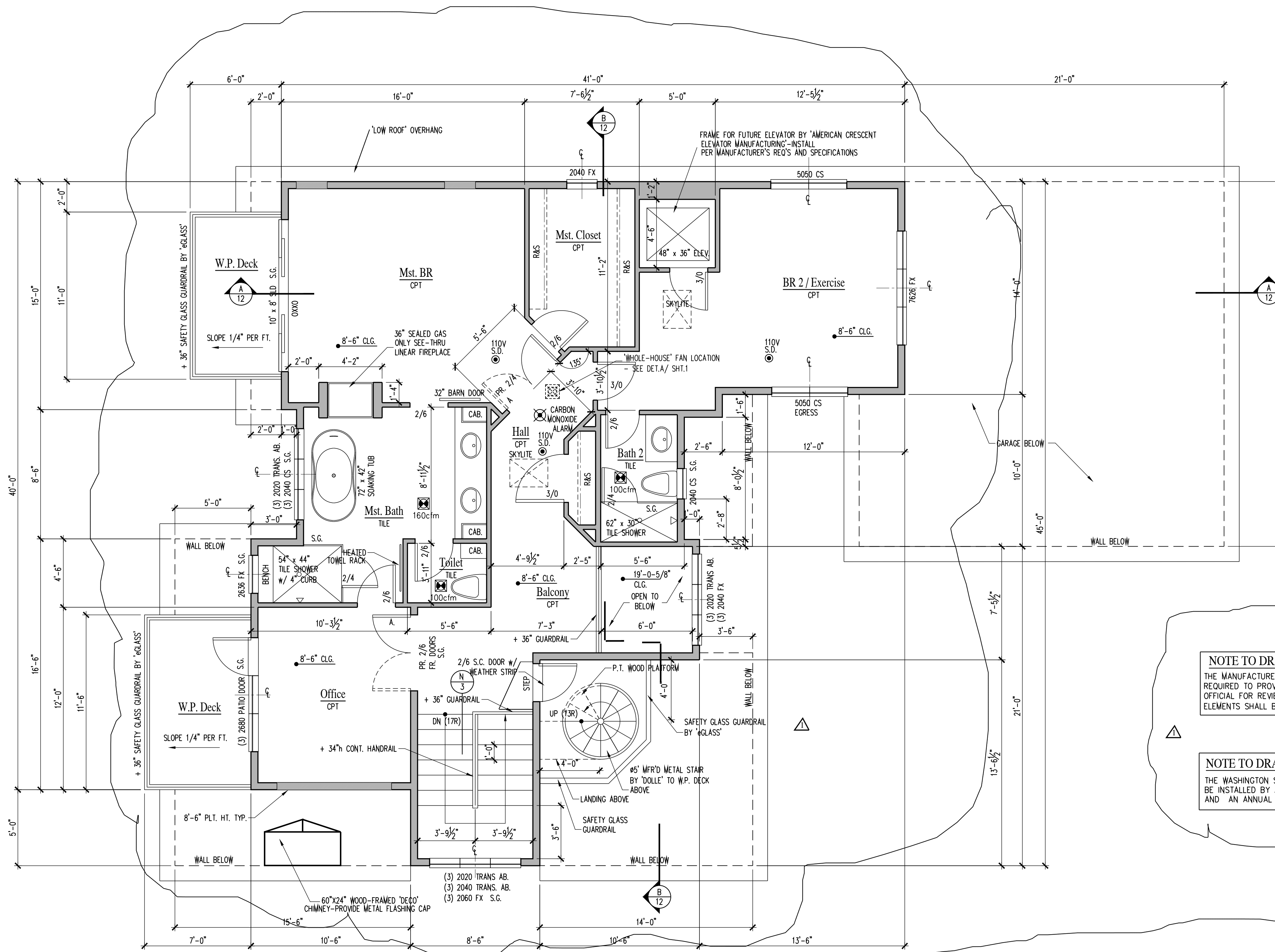
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**NOTE TO DRAWING:**  
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**UPPER FLOOR PLAN NOTES**

- TYPICAL PLATE HEIGHT TO BE 8'-6" (U.N.O.). NON-STANDARD PLATE LOCATIONS ARE NOTED ON THE MAIN FLOOR PLAN, THE UPPER FLOOR PLAN, THE UPPER FLOOR FRAMING PLAN, THE UPPER FLOOR CEILING FRAMING PLAN AND THE ROOF FRAMING PLAN.
- VENT EXHAUST FANS, COOKTOPS/ HOODS AND DRYER TO THE EXTERIOR. EXHAUST FAN CAPACITIES NOTED ON PLANS ARE MINIMUM REQUIREMENTS.
- WINDOWS TO BE BY: 'WEATHERSHIELD' - ALUMINUM CLAD  
SEE WINDOW DESIGNATIONS ON SHEETS #4, #6 & #8 FOR WINDOW MANUFACTURER ROUGH OPENINGS & SIZES. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.
- DOORS TO BE 8'-0" HIGH SOLID CORE paneled (U.N.O.)
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLAZING.
- SEE 'GENERAL NOTES', DIVISION #6, FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- FIRE BLOCK ALL PLUMBING PENETRATIONS. FIRE BLOCK AT 10'-0" INTERVALS (VERTICAL AND HORIZONTAL) IN WALLS.
- TYPICAL WALL STUDS TO BE 2x6 @ 16" O.C. AT EXTERIOR INSULATED WALLS (U.N.O.). INTERIOR WALLS ARE TYPICALLY 2x4 STUDS @ 16" O.C. (U.N.O.). SEE SHEETS #4 AND #6 FOR NON-STANDARD STUD LOCATIONS.
- CONTRACTOR TO INSTALL IN ACCORDANCE WITH U.L. APPROVED MANUFACTURER'S SPECIFICATIONS. ALL PREFABRICATED FIREPLACES, STOVES AND RELATED ASSEMBLIES.
- ALL SKYLIGHTS ARE TO HAVE LAMINATED SAFETY GLASS, AND THE CONTRACTOR IS TO INSTALL ALL SKYLIGHTS PER IRC R308.6, AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

**NOTE TO WINDOWS:**

ALL WINDOW SIZES ARE NOMINAL. CONTRACTOR TO VERIFY ALL SIZES AND ROUGH OPENINGS WITH WINDOW MANUFACTURER PRIOR TO FRAMING.

**NOTE TO DRAWING:**

PROVIDE 1/4" OR 1/2" WONDERBOARD ON TOP OF 3/4" PLYWOOD SUBFLOOR AT ALL AREAS TO RECEIVE TILE OR STONE. SEE PLANS FOR FINISH FLOOR LOCATIONS.

**NOTE TO DRAWING:**

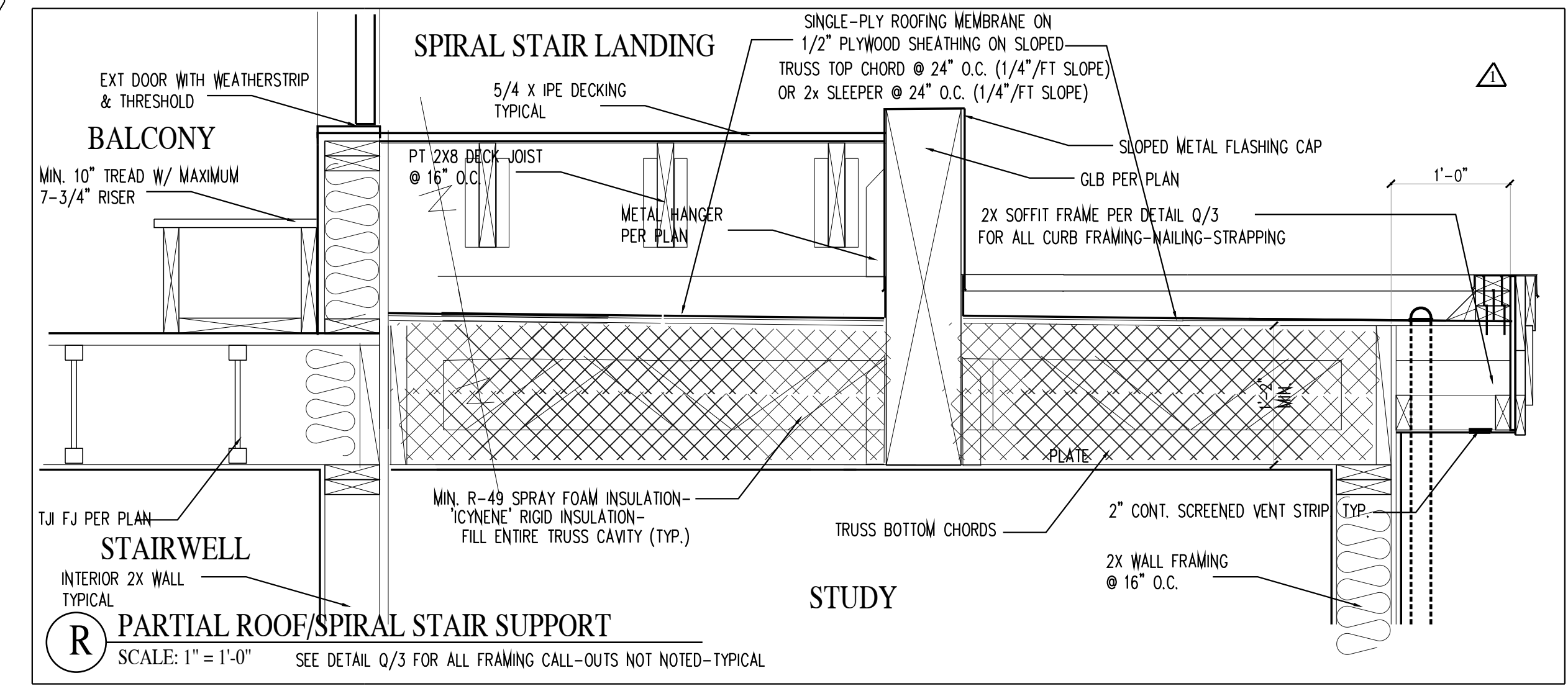
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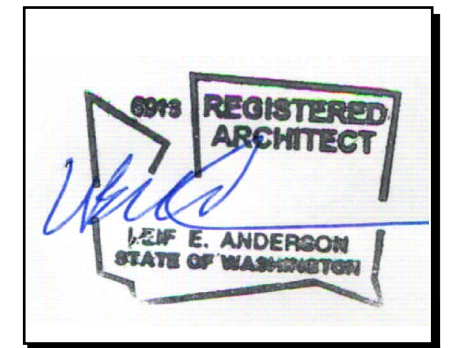
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**Upper Floor Plan**

SCALE: 1/4" = 1'-0"  
UPPER FLOOR AREA = 1204 S.F.



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**ROOF FRAMING PLAN**

- ALL BEAMS AND HEADERS TO BE 4X10 (UNO).
- SEE GENERAL NOTES, DIVISION 6 FOR LUMBER GRADING, SPECIES AND ALLOWABLE DESIGN VALUES.
- SOLID BLOCK OVER ALL SUPPORTS.
- ALL RAFTERS TO BE 2X8 @ 24"OC (STICKS NOT SHOWN ON PLAN) ALL NON-STANDARD RAFTERS ARE SHOWN AND NOTED ON PLAN.
- ROOF PITCH TO BE .25 : 12 @ SINGLE-PLY ROOFING AREAS.
- DARKENED EXTERIOR WALLS ARE LOAD BEARING.
- TYPICAL ROOF OVERHANGS TO BE 12" @ EAVES & 6" @ GABLES (UNO)
- SHADED AREAS INDICATE CALIFORNIA OVER FRAMING.
- PROVIDE SCUPPER (D.S.) WITH MIN. 2" INTEGRAL OVERFLOW .
- 
- PROVIDE 4 SQ FT OF ATTIC VENTILATION FOR ROOF ABOVE UNCONDITIONED SPACES; 50% AT EAVES AND 50% WITH ROOF JACKS.
- ROOF SHEATHING TO BE 1/2" CDX PLYWOOD.
- ROOFING TO BE SINGLE-PLY ROOFING MEMBRANE ON .25"/FT SLOPE. SEE PLANS FOR LOCATIONS AND SEE DETAILS Q/3 & P/3.
- PROVIDE H-1 HURRICANE ANCHOR AT EACH RAFTER OR TRUSS (TYP @ 24"OC).
- EXTERIOR SOFFIT MATERIAL TO BE 1X CEDAR T&G (V-GROOVE OUT)-FRONT PORCH AND WATERPROOF DECKS. (SEE PLANS FOR LOC'S) ALL OTHER EXTERIOR SOFFIT MATERIAL TO BE 'VENTED SMOOTH' HARDIE-SOFFIT PANELS.

**MANUFACTURED ROOF TRUSSES**

ALL TRUSSES TO BE DESIGNED BY A PROFESSIONAL ENGINEER AND FABRICATED, INSTALLED AND BRACED AS SPECIFIED.

ALL ROOF TRUSSES SHALL CARRY MFR'S STAMP.

ROOF TRUSSES SHALL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALC'S. AS SPECIFIED.

PROVIDE TRUSS DESIGN DETAILS AND DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL ROOF TRUSSES TO HAVE 2x6 TOP CHORDS, UNLESS NOTED OTHERWISE.

TRUSS MFR. TO VERIFY ALL NOTED SETBACKS & DIMENSIONS.

TRUSS MFR. TO SUPPLY ALL METAL HANGERS FOR ALL TRUSS CONNECTIONS.

ALTERATIONS OF TRUSS LAYOUT WILL REQUIRE SUPPORTING STRUCTURAL & FOUNDATION CHANGES BY ARCHITECT.

TRUSSES TO BE DESIGNED FOR 50#/ S.F. TOTAL LOAD (25#/ S.F. DEAD LOAD & 25#/ S.F. LIVE LOAD.)

TRUSSES @ W.P. DECK TO BE DESIGNED FOR 80#/ S.F. TOTAL LOAD (20#/ S.F. DEAD LOAD & 60#/ S.F. LIVE LOAD.)

BEAM SIZE	MIN. END POST
4x10 DF #2/4x12 DF #2	4x4 DF #2/OR (2) 2x4 STUDS STITCHED @ 12"OC W/ (2) 8d NAILS
6x10 DF #1	4x6/6x6 DF #1
3 1/8" GLB/3 1/2" x PSL/LSL	4x4 DF #1
5 1/8" GLB/5 1/4" x PSL/LSL	4x6/6x6 DF #1
6 3/4" GLB/7" x PSL	4x8/8x8 DF #1

**NOTE:**

ALL SIMPLE SPAN GLU-LAMINATED BEAMS (GLB) ARE TO BE 24F-V4 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi). ALL CONTINUOUS GLB'S AND ALL CANTILEVER GLB'S ARE TO BE 24F-V8 GRADE OR BETTER (Fv=2400psi, Fb=2400psi, AND E=1,800,000 psi).

**NOTE:**

SEE SHEETS S-1 THRU S-8 FOR SPECIAL FRAMING NOTES, CONSTRUCTION NOTES, CONSTRUCTION DETAILS, AND SHEAR WALL REQUIREMENTS NOT NOTED ON THIS SHEET.

**NOTE:**

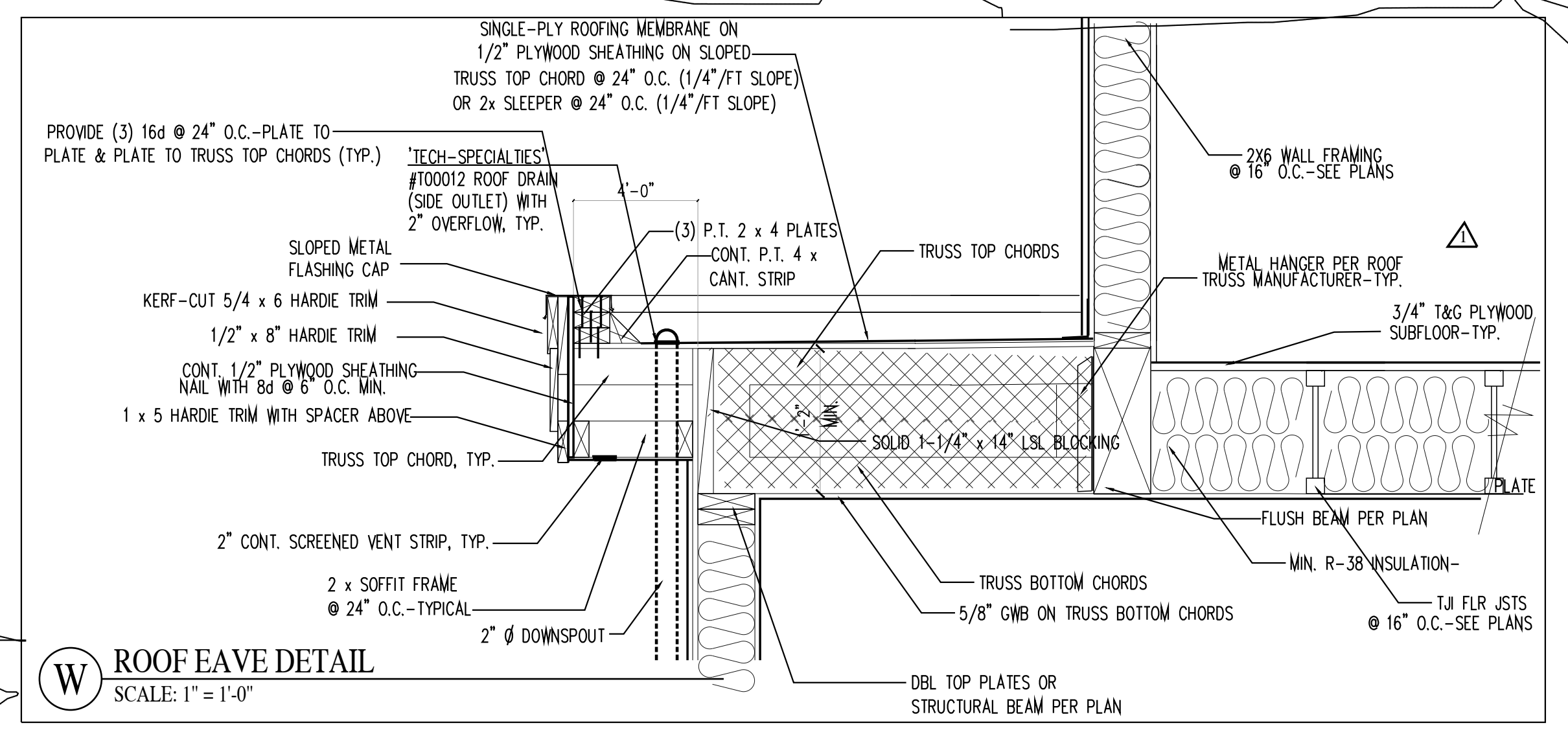
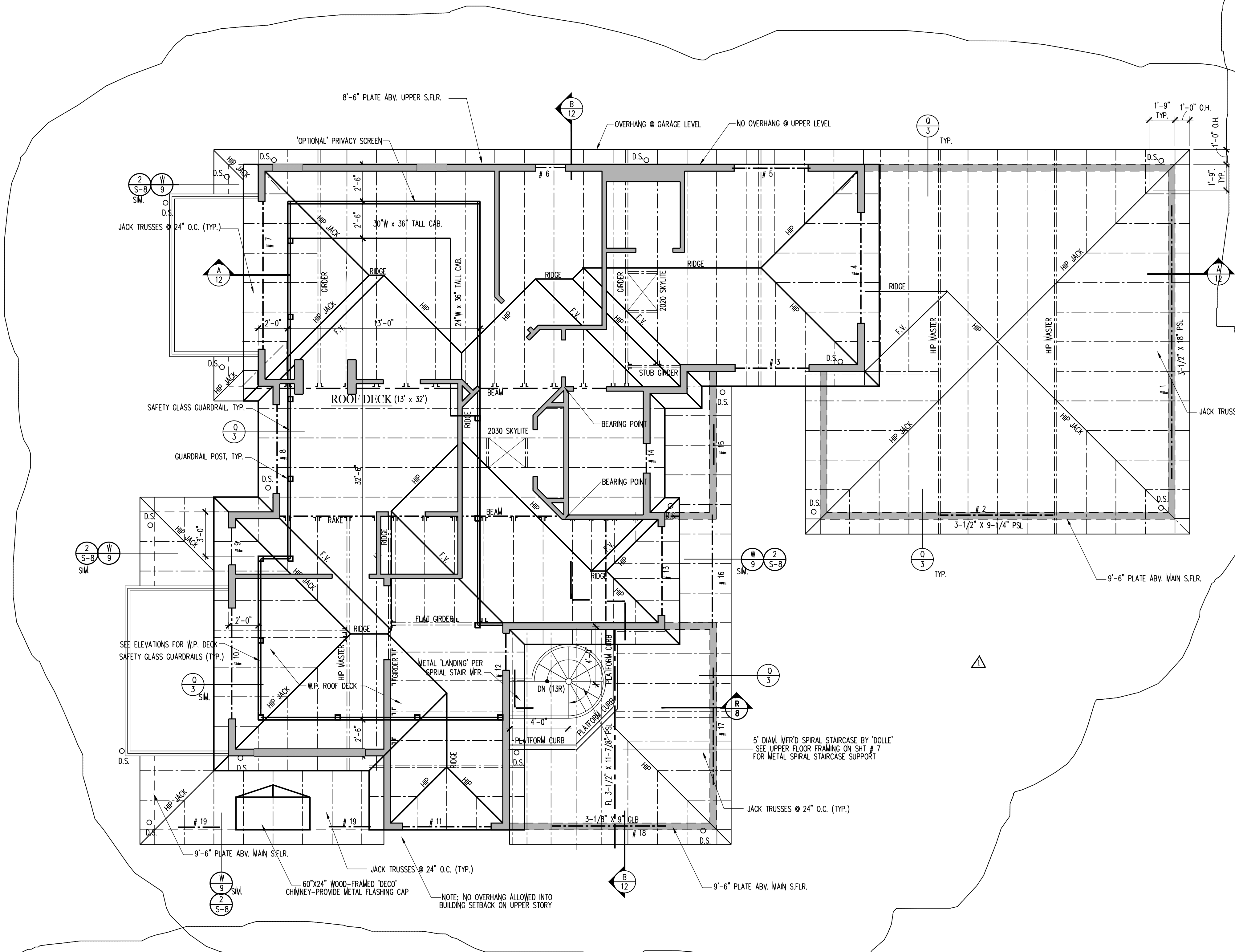
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**NOTE:**

PROVIDE TEMPORARY POSTING OF ALL ENGINEERED WOOD BEAMS, INCLUDING EXPOSED BEAMS AND FLUSH BEAMS, AS REQUIRED TO PREVENT DEFLECTION OF THESE MEMBERS UNTIL THE DESIRED MOISTURE CONTENT OF THE MEMBERS IS ACHIEVED.

**NOTE TO DRAWING:**

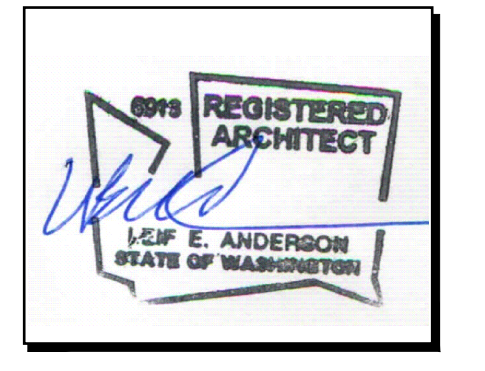
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**Roof Framing Plan**

SCALE: 1/4" = 1'-0"

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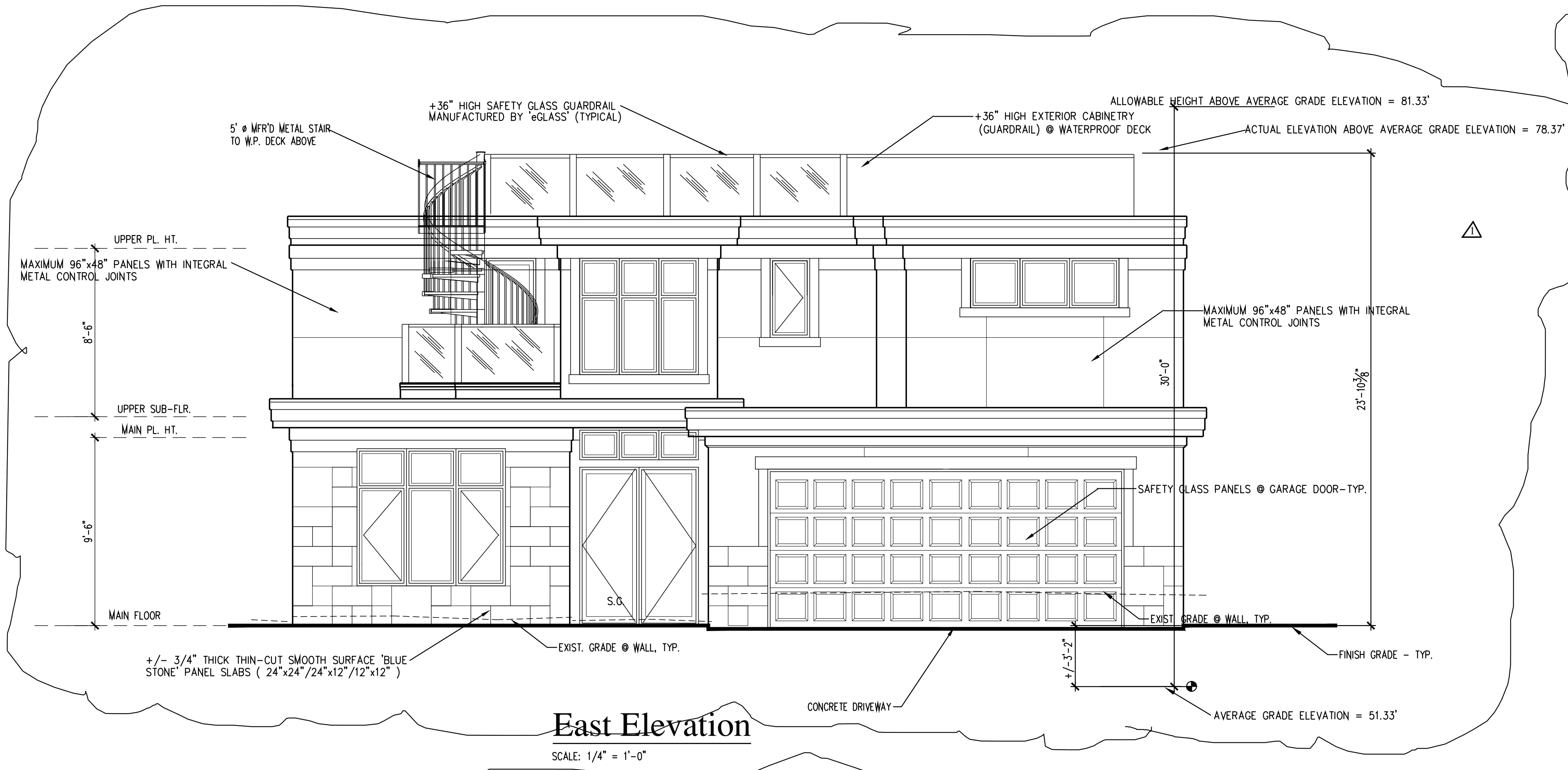
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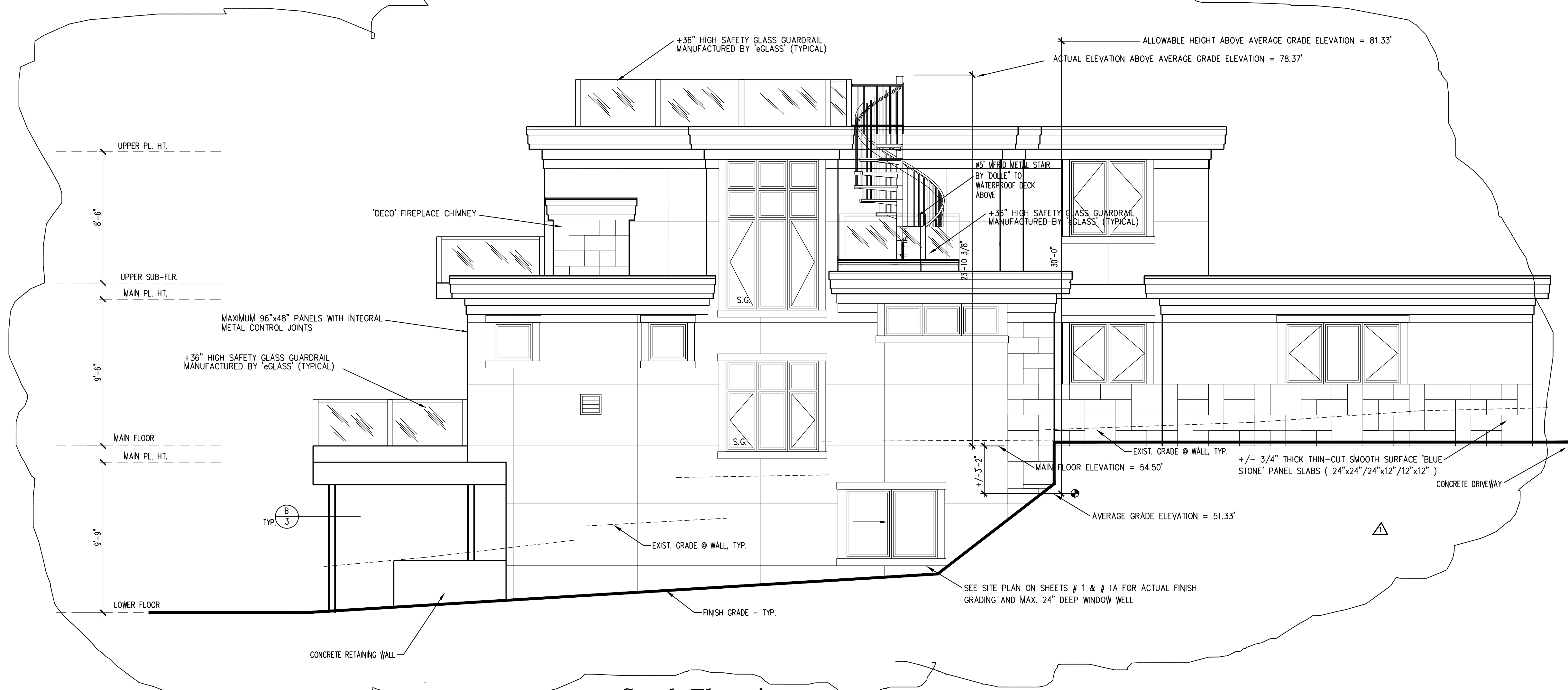
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**East Elevation**  
SCALE: 1/4" = 1'-0"



**South Elevation**  
SCALE: 1/4" = 1'-0"

**NOTES TO ELEVATIONS**

**SIDING TO BE:**   
 3/4" THICK EXTERIOR CEMENT STUCCO WITH WIRE LATH AND 'STO' TRADITIONAL FINE SMOOTH TEXTURE OR 'STOLIT MILANO ULTRA-SMOOTH FINISH - PROVIDE MAXIMUM PANEL SIZE OF 96"x48" WITH INTEGRAL METAL CONTROL JOINTS (SEE ELEVATIONS FOR ALL METAL CONTROL JOINT LOCATIONS) OR +/- 3/4" THICK THIN-CUT SMOOTH SURFACE 'BLUE STONE' PANEL SLABS ( 24"x24"/24"x12"/12"x12" ) (SEE ELEVATIONS FOR LOCATIONS).

**ROOFING TO BE:**  
 SINGLE-PLY ROOFING MEMBRANE WITH 'TECH-SPECIALTIES' #T00012 ROOF DRAIN (SIDE OUTLET) W/ 2" OVERFLOW  
 PORCH SOFFITS TO BE 1X6 CLEAR CEDAR T&G WITH V-GROOVE OUT (TYPICAL).  
 SEE ELEVATIONS & DETAIL Q/3 FOR FASCIA TRIM CALL-OUTS


**WINDOWS AND DOORS:**  
 WINDOWS AND DOORS TO BE 'WEATHERSHIELD' ALUMINUM CLAD CASEMENT, FIXED & SLIDING UNITS. SEE ELEVATIONS & PLANS FOR UNIT CALL-OUTS AND OPERATIONS.  
 SEE ELEVATIONS FOR ALL WINDOW & DOOR TRIMS, AND ALL VERTICAL & HORIZONTAL RUNNING TRIMS.  
 PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER, HORIZONTAL TRIMS AND ROOF TO WALL INTERSECTIONS. (TYP.)

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**REGISTERED ARCHITECT**  
 LEIF E. ANDERSON  
 STATE OF WASHINGTON

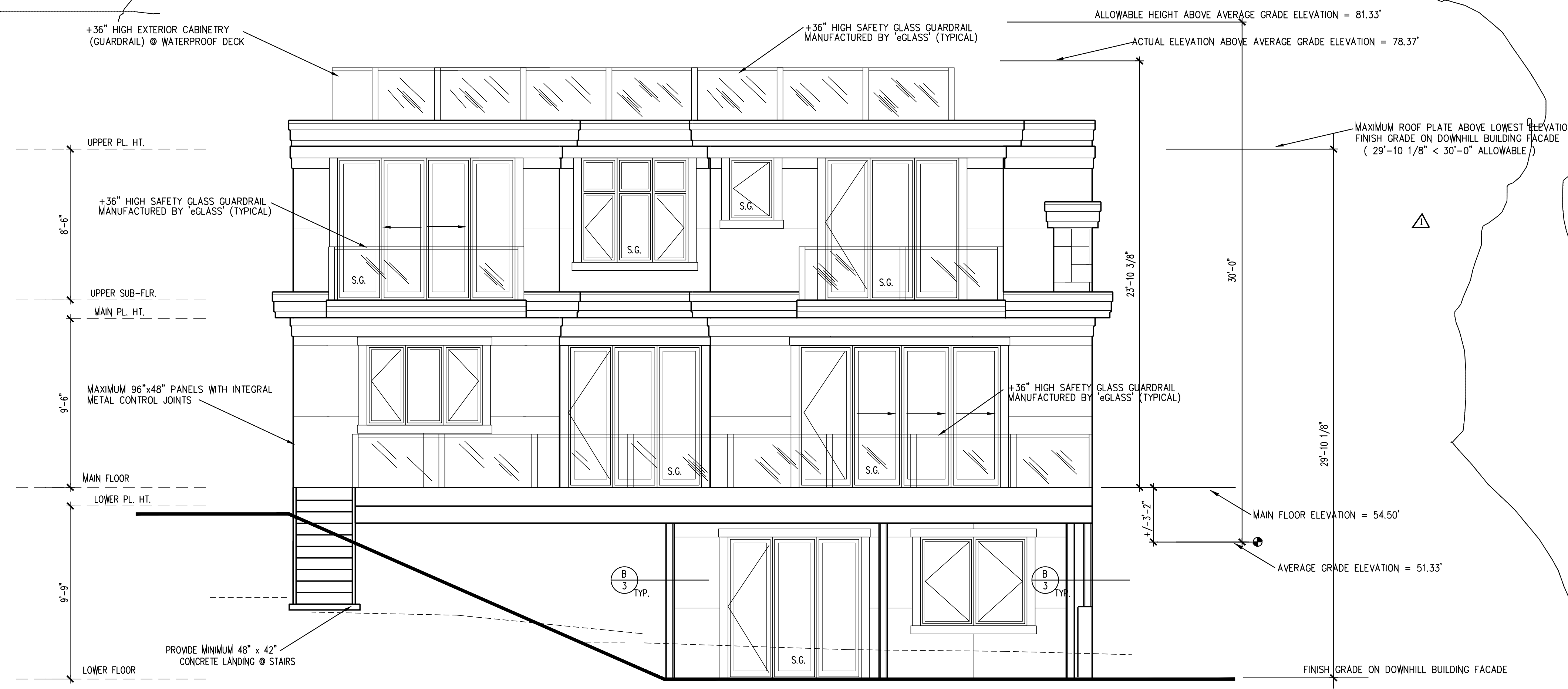
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**NOTES TO ELEVATIONS**

**SIDING TO BE:**  
 3/4" THICK EXTERIOR CEMENT STUCCO WITH WIRE LATH AND 'STO' TRADITIONAL FINE SMOOTH TEXTURE OR 'STOLIT' MILANO ULTRA-SMOOTH FINISH - PROVIDE MAXIMUM PANEL SIZE OF 96"x48" WITH INTEGRAL METAL CONTROL JOINTS (SEE ELEVATIONS FOR ALL METAL CONTROL JOINT LOCATIONS) OR +/- 3/4" THICK THIN-CUT SMOOTH SURFACE "BLUE STONE" PANEL SLABS ( 24"x24"/24"x12"/12"x12" ) (SEE ELEVATIONS FOR LOCATIONS).

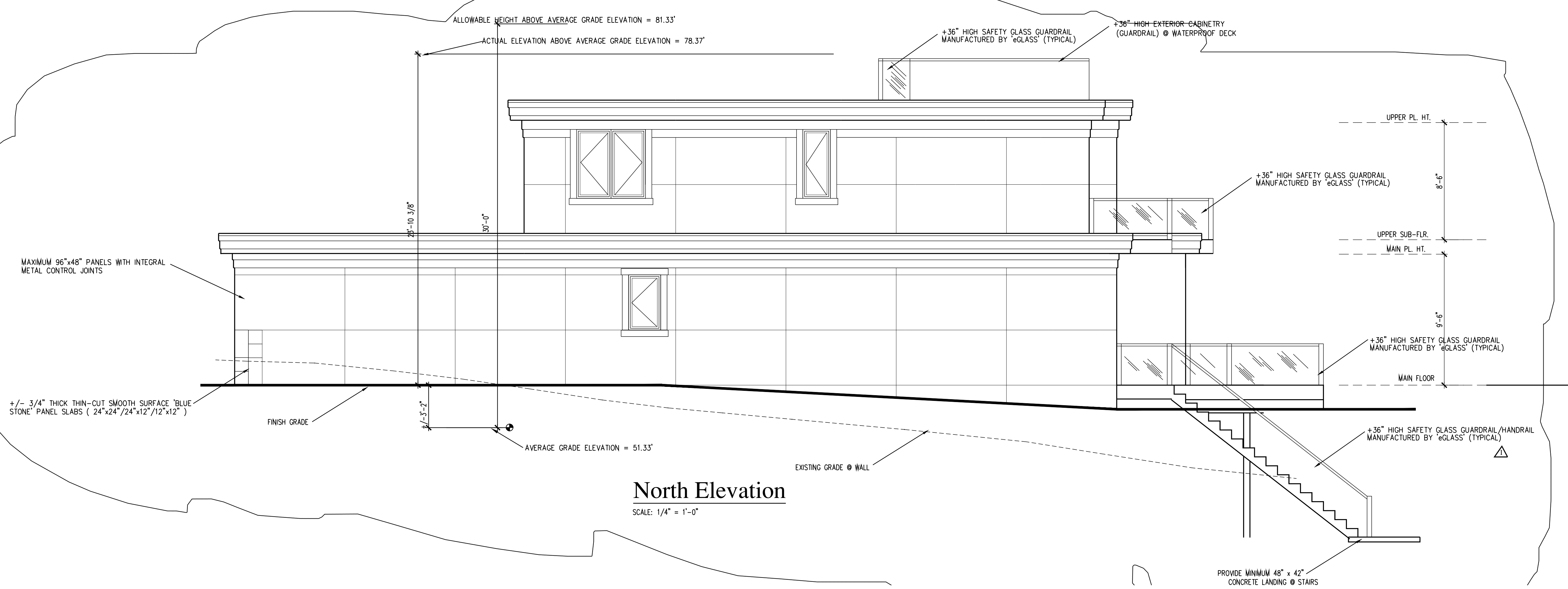
**ROOFING TO BE:**  
 SINGLE-PLY ROOFING MEMBRANE WITH 'TECH-SPECIALTIES' #T00012 ROOF DRAIN (SIDE OUTLET) W/ 2" OVERFLOW  
 PORCH SOFFITS TO BE 1X6 CLEAR CEDAR T&G WITH V-GROOVE OUT (TYPICAL)  
 SEE ELEVATIONS & DETAIL 0/3 FOR FASCIA TRIM CALL-OUTS

**WINDOWS AND DOORS:**  
 WINDOWS AND DOORS TO BE 'WEATHERSHIELD' ALUMINUM CLAD CASEMENT, FIXED & SLIDING UNITS. SEE ELEVATIONS & PLANS FOR UNIT CALL-OUTS AND OPERATIONS.  
 SEE ELEVATIONS FOR ALL WINDOW & DOOR TRIMS, AND ALL VERTICAL & HORIZONTAL RUNNING TRIMS.  
 PROVIDE FLASHING AT ALL OPENINGS EXPOSED TO WEATHER, HORIZONTAL TRIMS AND ROOF TO WALL INTERSECTIONS. (TYP.)

**NOTE TO DRAWING:**  
 THE MANUFACTURERS OF ALL SAFETY GLASS GUARDRAILS AND GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER I.B.C. SECTION 106. ALL THE GUARDRAIL ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

**West Elevation**

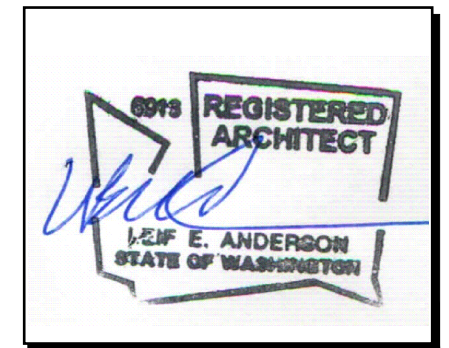
SCALE: 1/4" = 1'-0"



**North Elevation**

SCALE: 1/4" = 1'-0"

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A Custom Residence for  
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 03-30-2021

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SHEET NO. **11** OF 28

NOTES TO DRAWINGS

- PROVIDE SAFETY GLAZING IN AREAS SUBJECT TO HUMAN IMPACT.
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE SAFETY GLAZING. ALL GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS.
- PROVIDE SAFETY GLAZING FOR PANELS WITHIN 24" RADIUS OF DOOR EDGE THAT ARE WITHIN 60" OF WALKING SURFACE.
- PROVIDE SAFETY GLAZING FOR PANELS OVER 9.0 SQ. FT. AND WITHIN 18" VERTICAL AND 36" HORIZONTAL OF WALKING SURFACE.
- ALL GLAZING OF SHOWER DOORS, SHOWER ENCLOSURES, BATHUB ENCLOSURES OR BATHUB DOORS SHALL BE SAFETY GLAZING. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II, AND DOORS MUST SWING OUTWARD.
- PROVIDE SAFETY GLAZING FOR TUB ENCLOSURE DOORS AND ADJACENT WALL OPENINGS.
- ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS AND SHOWERS SHALL BE SAFETY GLASS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET, SHALL ALSO BE SAFETY GLAZING.
- THE STAIR RISE SHALL BE 7 3/4" MAXIMUM AND 4" MINIMUM, AND THE STAIR RUN OR TREAD SHALL BE 10" MINIMUM. SEE DETAIL N, SHEET # 3.
- PROVIDE A MINIMUM OF 6'-8" HEAD CLEARANCE @ STAIRS, WITH TYPICAL MINIMUM CLEARANCE BEING MEASURED VERTICALLY FROM THE NOSE OF EACH STAIR TREAD. SEE DETAIL N, SHEET # 3.
- THE TOP OF ALL STAIR HANDRAILS SHALL BE PLACED NOT LESS THAN 34" OR MORE THAN 38" ABOVE THE NOSING OF TREADS AND LANDINGS. STAIR HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS, AND THE ENDS OF THE HANDRAIL SHALL BE RETURNED TO THE WALL.
- THE HANDGRIP PORTION OF STAIR HANDRAILS SHALL NOT BE LESS THAN 1 1/4" OR MORE THAN 2" IN DIAMETER. IN CROSS-SECTION THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS.
- ALL GUARDRAILS SHALL HAVE A MINIMUM HEIGHT OF 36" ABOVE THE FINISH FLOOR AND THE SPACING OF ALL INTERMEDIATE RAILS OF OPEN GUARDRAILS SHALL PROVIDE OPENINGS LESS THAN 4" CLEAR. THE SPACING OF ALL INTERMEDIATE RAILS OF OPEN HANDRAILS SHALL ALSO HAVE OPENINGS LESS THAN 4" CLEAR.
- SUBFLOORS ARE TO BE 3/4" THICK CDX T&G PLYWOOD, AND SHALL BE NAILED WITH 10d @ 6" O.C. AT ALL PANEL EDGES, AND AT 12" O.C. IN THE FIELD.
- PLYWOOD ROOF SHEATHING IS TO BE 1/2" THICK CDX PLYWOOD AND SHALL BE NAILED WITH 10d @ 6" O.C. AT ALL PANEL EDGES, AND AT 12" O.C. IN THE FIELD.
- PROVIDE DOUBLE JOISTS (MINIMUM) UNDER ALL PARALLEL BEARING PARTITIONS.
- ALL POSTS WITHIN THE GARAGE ARE TO BE WRAPPED WITH 5/8" TYPE 'X' G.W.B. AND SHALL HAVE 2" x 2" x 1/8" STEEL ANGLES ATTACHED TO ALL CORNERS FOR A HEIGHT OF 48" ABOVE THE CONCRETE SLAB.
- FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS, FROM VERTICAL TO HORIZONTAL SPACES, INCLUDING THE STAIRS, TUBS, SHOWERS & FIREPLACES. FIREBLOCK AT 10'-0" INTERVALS (VERT. AND HORIZ.) IN WALLS. PROVIDE FIREBLOCKING AT ALL PLUMBING PENETRATIONS AND ALSO WITHIN THE 1" AIRSPACE BETWEEN THE BRICK VENEER AND THE WALL FRAMING.
- CRAWLSPACE VENTS @ THE FOUNDATION ARE TO BE 14" x 8" WITH A 1/4" CORROSION RESISTANT METAL MESH COVERING, AND SHALL HAVE A NET FREE AREA OF .56 S.F. EACH.
- ALL EXTERIOR CONCRETE SLABS ON GRADE ARE TO BE A MINIMUM OF 3 1/2" THICK.
- ALL EXTERIOR FOOTINGS ARE TO BE INTRENCHED A MINIMUM OF 18" BELOW FINISHED GRADE AND ARE TO BEAR ON UNDISTURBED SOIL. STEP FOOTINGS AS SITE CONDITIONS REQUIRE.
- UNENGINEERED CONCRETE FOUNDATION WALLS ARE TO BE A MAXIMUM OF 4'-0" IN HEIGHT, AND SHALL HAVE A MAXIMUM 3'-6" OF UNBALANCED BACKFILL ( TYPICAL ).
- IN ALL CRAWLSPACES, PROVIDE A MINIMUM CLEARANCE OF 12" UNDER ALL BEAMS AND 18" UNDER ALL FLOOR JOISTS.
- UNDERFLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" x 24" ACCESS OPENING. PIPES, DUCTS, FRAMING, ETC. SHOULD NOT INTERFERE WITH ACCESSIBILITY TO THE CRAWLSPACE. ALL CRAWLSPACE ACCESS DOORS OR PANELS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE INSULATED AND WEATHERSTRIPPED. CRAWLSPACE ACCESS DOORS AND PANELS THAT PENETRATE ANY WALL OR FLOOR REQUIRED TO BE OF 1 HOUR CONSTRUCTION SHALL ALSO MEET THE REQUIREMENTS OF 1 HOUR CONSTRUCTION.
- A 22" x 30" ATTIC ACCESS OPENING SHOULD BE PROVIDED FOR EACH SEPARATE ATTIC AREA ( INCLUDING OVER GARAGE AREAS ). ALL ATTIC ACCESS OPENINGS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 30" AND SHOULD BE IN A READILY ACCESSIBLE LOCATION. ALL ATTIC ACCESS DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE INSULATED AND WEATHERSTRIPPED. ATTIC ACCESS DOORS THAT PENETRATE ANY WALL OR CEILING REQUIRED TO BE OF 1 HOUR CONSTRUCTION SHALL ALSO MEET THE REQUIREMENTS OF 1 HOUR CONSTRUCTION.
- ALL WALLS BETWEEN THE GARAGE AND THE RESIDENCE SHALL BE FRAMED AND INSULATED AS EXTERIOR WALLS.
- INSULATION SHALL BE PROVIDED WITH CLEARANCES FOR VENTING, CHIMNEYS, LIGHTS, ETC. IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- BLOWN OR Poured INSULATION IN THE ATTIC MAY BE USED WHERE THE SLOPE OF THE CEILING IS NOT MORE 3:12 AND WHERE THERE IS AT LEAST 30" OF CLEAR SPACE. WHERE EAVE VENTS OCCUR, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. PROPER PROTECTION SHALL BE PROVIDED AROUND ALL RECESSED LIGHT FIXTURES SO THAT THE FIXTURES WILL NOT BECOME OVERHEATED.
- HOT AND COLD WATER HEATER PIPES IN THE GARAGE SHALL BE PROTECTED WITH R-3 INSULATION THAT HAS A FLAME SPREAD OF 25 OR LESS.
- ALL INSULATION MATERIALS INCLUDING THE FACING SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY RATING NOT TO EXCEED 450.
- ALL BATT INSULATION WITH AN INTEGRAL VAPOR BARRIER SHALL BE FACE STAPLED PER SECTION 502.1.6.6 OF THE 2015 WASHINGTON STATE ENERGY CODE.
- PROVIDE POSITIVE ANCHORING OF ALL MECHANICAL APPLIANCES PER IBC SECTION W1307.2. ANCHOR ALL WATER HEATERS WITH NON-RIGID CONNECTIONS TO THE WALL FRAMING WITH A MINIMUM OF (2) 22 GAUGE X 3/4" WIDE METAL STRAPS AT THE UPPER 1/3 AND LOWER 1/3 OF THE TANK.
- WHEN MORE THAN ONE SMOKE DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- ALL HEATING DUCTS IN UNCONDITIONED SPACE ARE TO BE INSULATED TO A MINIMUM OF R-8. ALL DUCTWORK SEAM JOINTS ARE TO BE TAPED, SEALED, AND FASTENED WITH THE MINIMUM OF FASTENERS REQUIRED BY THE MECHANICAL CODE.
- WATER HEATERS WITH NONRIGID WATER CONNECTIONS AND OVER 4'-0" IN HEIGHT SHALL BE ANCHORED OR STRAPPED TO RESIST EARTHQUAKE MOTIONS.
- WATER HEATERS SHALL ALSO BE EQUIPPED WITH A THERMAL EXPANSION TANK PER U.P.C. 1007
- APPLIANCES INSTALLED IN GARAGES SHALL BE PROTECTED FROM MECHANICAL DAMAGE BY LOCATING THE EQUIPMENT OUT OF THE NORMAL PATH OF VEHICLES OR BY A PROTECTIVE BARRIER WHICH CONSISTS OF A 3" ROUND PIPE BOLLARD FILLED WITH CONCRETE AND EMBEDDED 18" INTO A CONCRETE FOOTING.
- ELEMENTS OF APPLIANCES INSTALLED IN GARAGES WHICH CREATE A GLOW, SPARK OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE GARAGE FLOOR.
- HEATING APPLIANCES SHALL BE EQUIPPED WITH A LISTED SHUT-OFF DEVICE.
- FUEL BURNING, ELECTRIC HEATING, AND HEAT PUMP APPLIANCES SHALL BE LISTED AND LABELED.

NOTES TO CONSTRUCTION

ROOF CONSTRUCTION:

SINGLE-PLY ROOFING MEMBRANE ON 1/2" CDX PLYWOOD SHEATHING (PROVIDE RIPPED 2x SLEEPERS @ 24" O.C. AS REQ'D. WITH 1/4" PER FOOT SLOPE FOR SINGLE-PLY ROOFING MEMBRANE) ON 2x RAFTERS OR TRUSS TOP CHORDS @ 24" O.C. WITH INTEGRAL 1/4" PER FOOT SLOPE-TYPICAL  
R-49 INSULATION WITH VAPOR BARRIER (R-38 @ VAULTS)  
2x CLG JSTS OR TRUSS BOTTOM CHORDS @ 24" O.C. (U.N.O.)  
5/8" G.W.B. (5/8" TYPE 'X' @ GARAGE WHERE NOTED)

WALL CONSTRUCTION:

3/4" THICK EXTERIOR CEMENT STUCCO WITH SELF-FURRING WIRE LATH & 'STO' TRADITIONAL FINE SMOOTH TEXTURE ON MINIMUM 2 LAYERS OF GRADE 'D' BUILDING PAPER OR 3/4" THICK THIN-CUT STONE VENEER ON 'BROWNCOAT' LAYER OF EXTERIOR CEMENT STUCCO WITH SELF-FURRING WIRE LATH ON MINIMUM 2 LAYERS OF GRADE 'D' BUILDING PAPER ON 1/2" CDX PLYWOOD SHEATHING ON 2x6 STUDS @ 16" O.C. AT EXTERIOR WALLS (2x4 STUDS AT 16" O.C. @ INTERIOR WALLS U.N.O.)  
R-21 INSULATION WITH VAPOR BARRIER  
1/2" G.W.B.

FLOOR CONSTRUCTION:

CARPET, STONE, HARDWOOD OR TILE FINISH FLOOR ON 3/4" CDX T&G PLYWOOD SUBFLOOR (SEAL ALL SEAMS) ON 11 7/8" TJI FLOOR JOISTS @ 16" O.C. (U.N.O.) - SEE FRAMING PLANS  
R-30 INSULATION WITH VAPOR BARRIER

SLAB ON GRADE CONSTRUCTION:

4" THICK CONCRETE SLAB WITH INTERGRAL RADIANT HEAT & 6x6 W2.9 x W2.9 W.W.F. ON R-10 RIGID INSULATION ON 6 MIL VAPOR BARRIER ON MINIMUM 6" GRANULAR FILL.  
GARAGE SLAB: 4" THICK CONCRETE SLAB WITH 6x6 W2.9 x W2.9 W.W.F. ON 4 MIL VAPOR BARRIER ON MINIMUM 6" GRANULAR FILL-SLOPE SLAB 4" TO O.H. DOORS @ GARAGE

WATER HEATERS SHALL BE LABELED AS COMPLYING WITH NAECA.

- CLEARANCES OF LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN THE LISTING. UNLISTED APPLIANCES CLEARANCES SHALL COMPLY WITH THE I.M.C.
- THE HEATING SYSTEM SHALL BE PROVIDED WITH A DAY-NIGHT THERMOSTAT AND A SHUT-OFF, ALSO, A READILY ACCESSIBLE MANUAL MEANS SHALL BE PROVIDED TO RESTRICT OR SHUT OFF UNUSED ROOMS OR PORTIONS OF THE BUILDING.
- SERVICE WATER HEATING SHALL BE EQUIPPED WITH AN ADJUSTABLE AUTOMATIC TEMPERATURE CONTROL.
- SHOWERS SHALL BE EQUIPPED WITH FLOW CONTROL DEVICES TO LIMIT TOTAL FLOW TO A MAX. OF 2.5 GPM PER SHOWER HEAD.

- AIR DUCTS AND PLENUMS PASSING THROUGH THE GARAGE WALLS, FLOOR OR CEILING TO THE DWELLING SHALL BE OF 26 GA. GALV. SHEET METAL. THE DUCTS SHALL NOT HAVE ANY OPENINGS TO THE GARAGE.
- OUTDOOR AIR INLETS SHALL NOT BE PLACED CLOSER THAN 10" FROM AN APPLIANCE VENT OUTLET, UNLESS SUCH VENT OUTLET IS 3' ABOVE THE OUTDOOR AIR INLET, NOR LOCATED IN A PLACE WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLAMMABLE VAPORS, NOR IN A HAZARDOUS OR UNSANITARY LOCATION, NOR IN A ROOM OR SPACE HAVING ANY FUEL-BURNING APPLIANCES.

- EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS.
- EXHAUST FANS, COOKTOPS AND CLOTHES DRYERS SHALL BE EXHAUSTED TO THE EXTERIOR.
- EXHAUST DUCTS ARE TO BE CONSTRUCTED OF SMOOTH-BORE, NON-COMBUSTIBLE MATERIALS. APPROVED FLEX CONNECTORS NOT EXCEEDING 6 FT. IN LENGTH MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST.

- ALL SOLID FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH TIGHT FITTING GLASS OR METAL DOORS, AND SHALL HAVE AN OUTSIDE SOURCE OF COMBUSTION AIR DIRECTLY CONNECTED TO THE FIREBOX, OR TESTED AND LISTED PER H.U.D. CARBON-MONOXIDE PERFORMANCE REQUIREMENTS.
- FIREPLACES SHALL BE PROVIDED WITH TIGHT FITTING FLUE DAMPERS, OPERATED BY A READILY ACCESSIBLE MANUAL OR APPROVED AUTOMATIC CONTROL, AND SHALL HAVE AN OUTSIDE SOURCE FOR COMBUSTION AIR DUCTED INTO THE FIREBOX ( MIN. OF 6 SQ. IN. WITH AN OPERABLE OUTSIDE AIR DUCT DAMPER ).

- FIREPLACES PROVIDED WITH GAS LOG LIGHTERS SHALL HAVE THE DAMPERS WIRED OPEN.
- ALL EXTERIOR BATH AND/OR SHOWER WALLS RECEIVING GYPSUM 'MORDERBOARD' OR GYPSUM 'HARD' BACKERBOARD FOR CERAMIC TILE, STONE TILE, OR STONE SLAB SHALL NOT BE INSTALLED OVER A VAPOR BARRIER.
- WATERPROOF BACKING IS REQUIRED IN ALL SHOWERS AREAS TO A MINIMUM OF 72" ABOVE THE DRAIN.

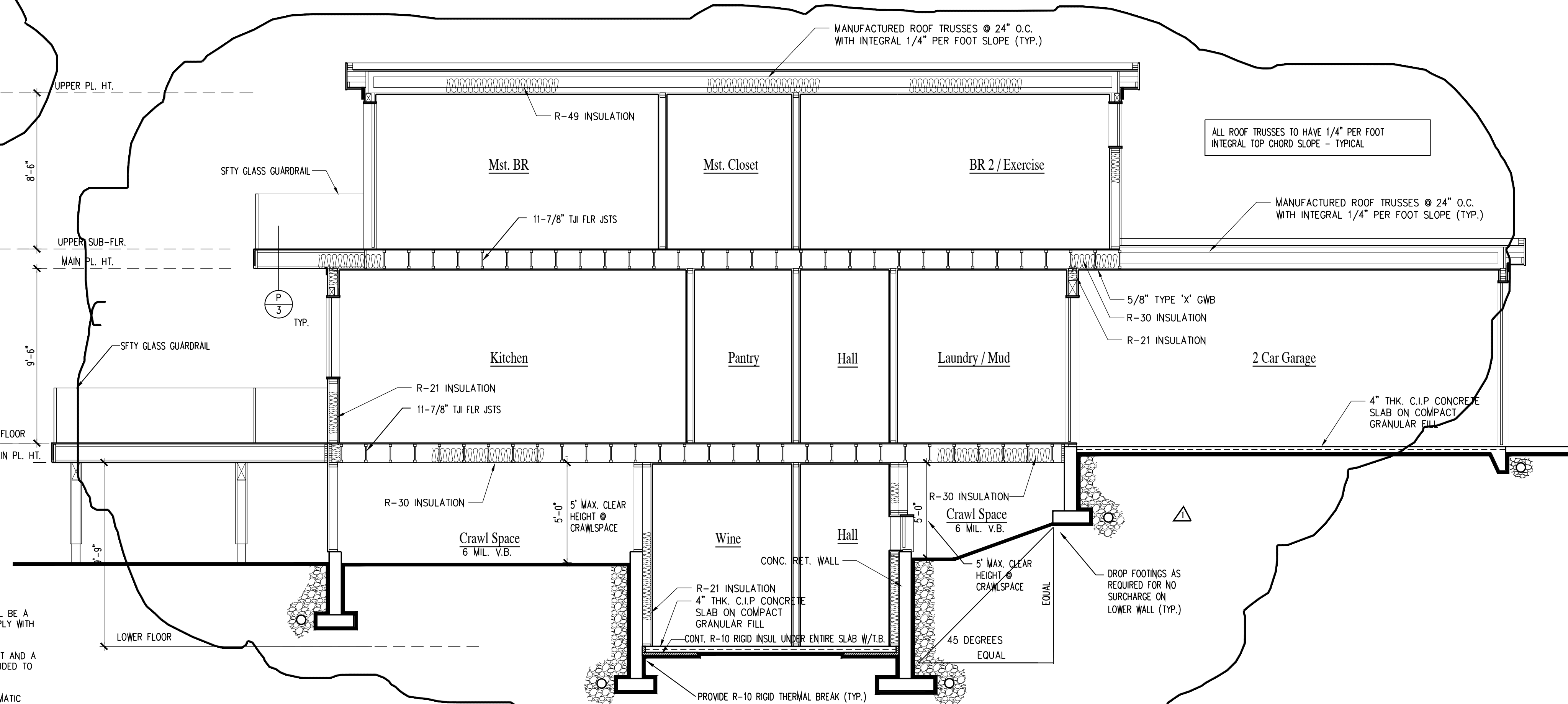
- ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE AT THE WINDOW AND DOOR FRAMES, THE OPENINGS BETWEEN WALLS AND FOUNDATION, BETWEEN THE WALLS AND ROOF, OPENINGS AT THE PENETRATION OF UTILITY SERVICES, AND AT ALL OTHER OPENINGS IN THE BUILDING ENVELOPE.
- THE CEILING AND WALLS OF ANY CLOSET/STORAGE SPACE UNDER STAIRS SHALL BE COVERED WITH 5/8" TYPE 'X' G.W.B.

- ALL SMOKE DETECTORS SHALL BE HARD-WIRED TO A 110 VOLT SYSTEM, AND EACH SMOKE DETECTOR SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- ALL WINDOWS AND DOORS SHALL COMPLY WITH THE INTERNATIONAL BUILDING SECURITY CODE.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE, BUT A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN MOUNTED AT A HEIGHT OF 48" OR LESS ABOVE THE FINISH FLOOR MAY BE PROVIDED.

- ALL RECESSED LIGHTING FIXTURES WHICH ARE INSTALLED IN THE BUILDING ENVELOPE SHALL COMPLY WITH THE PROVISIONS OF THE W.S.E.C.
- RECESSED LIGHTING FIXTURES SHALL BE U.L. LABELED AND I.C. RATED.
- THE MANUFACTURER'S OF ALL WOOD, METAL & GLASS GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IBC SECTION 106.

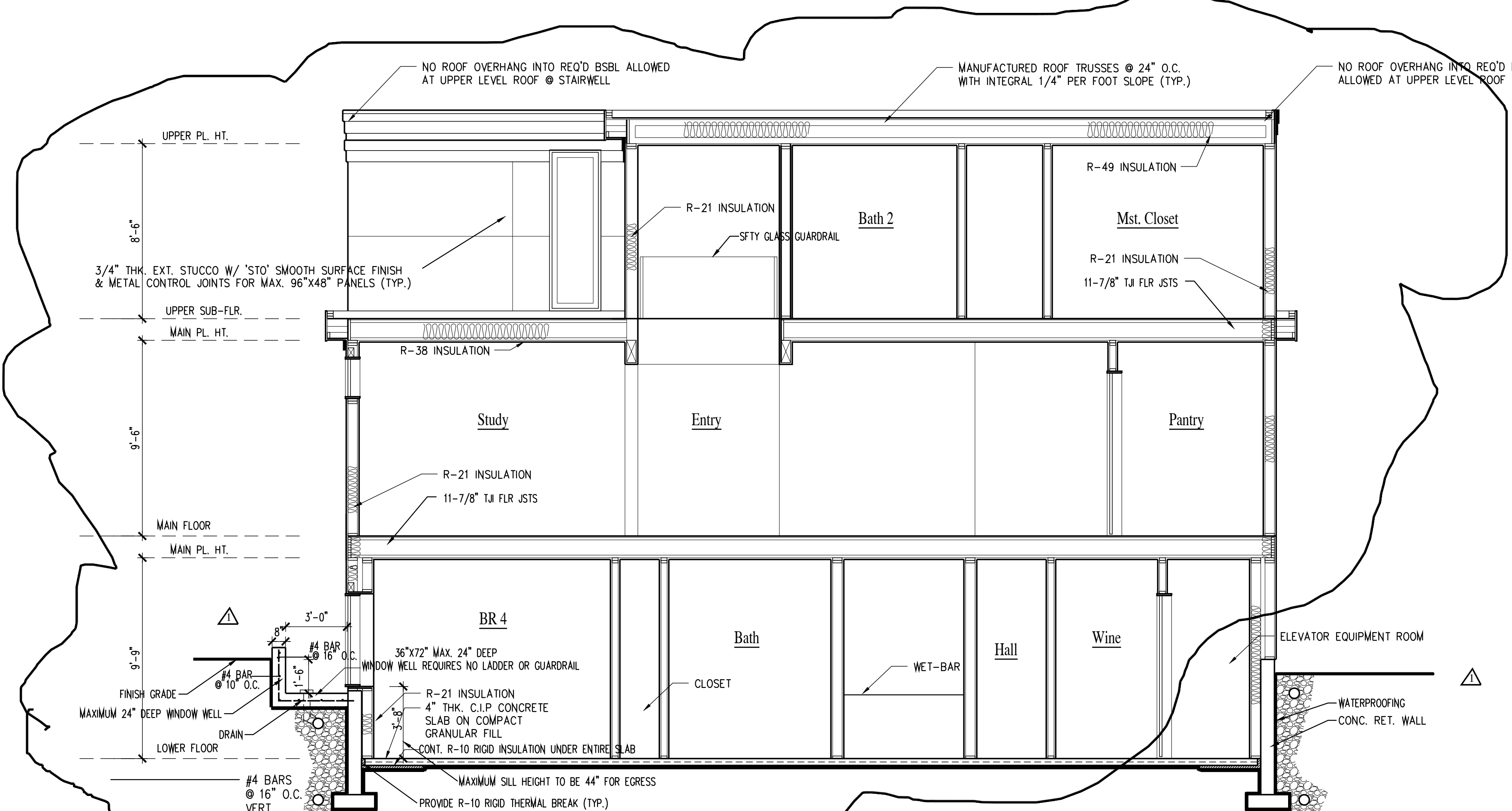
- ALL ROOF VENT OPENINGS, INCLUDING EAVE VENT BLOCKS, SHALL BE SCREENED WITH CORROSION-RESISTANT WIRE MESH THAT HAS 1/8" MIN. TO 1/4" MAX. OPENINGS PER IRC SECTION 806.1
- FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

- SINGLE STATION CARBON MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 2034 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE IBC, IRC AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- THE CONTRACTOR SHALL VERIFY TO THE INSPECTOR THAT ALL GUARDS & RAILINGS SHALL BE CAPABLE OF RESISTING A 200 LB. LOAD ON THE TOP OF THE RAIL ACTING IN ANY DIRECTION PER IRC TABLE R301.5. THE MANUFACTURERS OF ALL GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER IBC SECTION 106.



Section A-A

SCALE: 1/4" = 1'-0"



Section B-B

SCALE: 1/4" = 1'-0"

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2019 REGISTERED ARCHITECT  
LEIF E. ANDERSON  
STATE OF WASHINGTON

A Custom Residence for  
**Gregg Petrie**  
2431 60th Avenue SE, Mercer Island WA

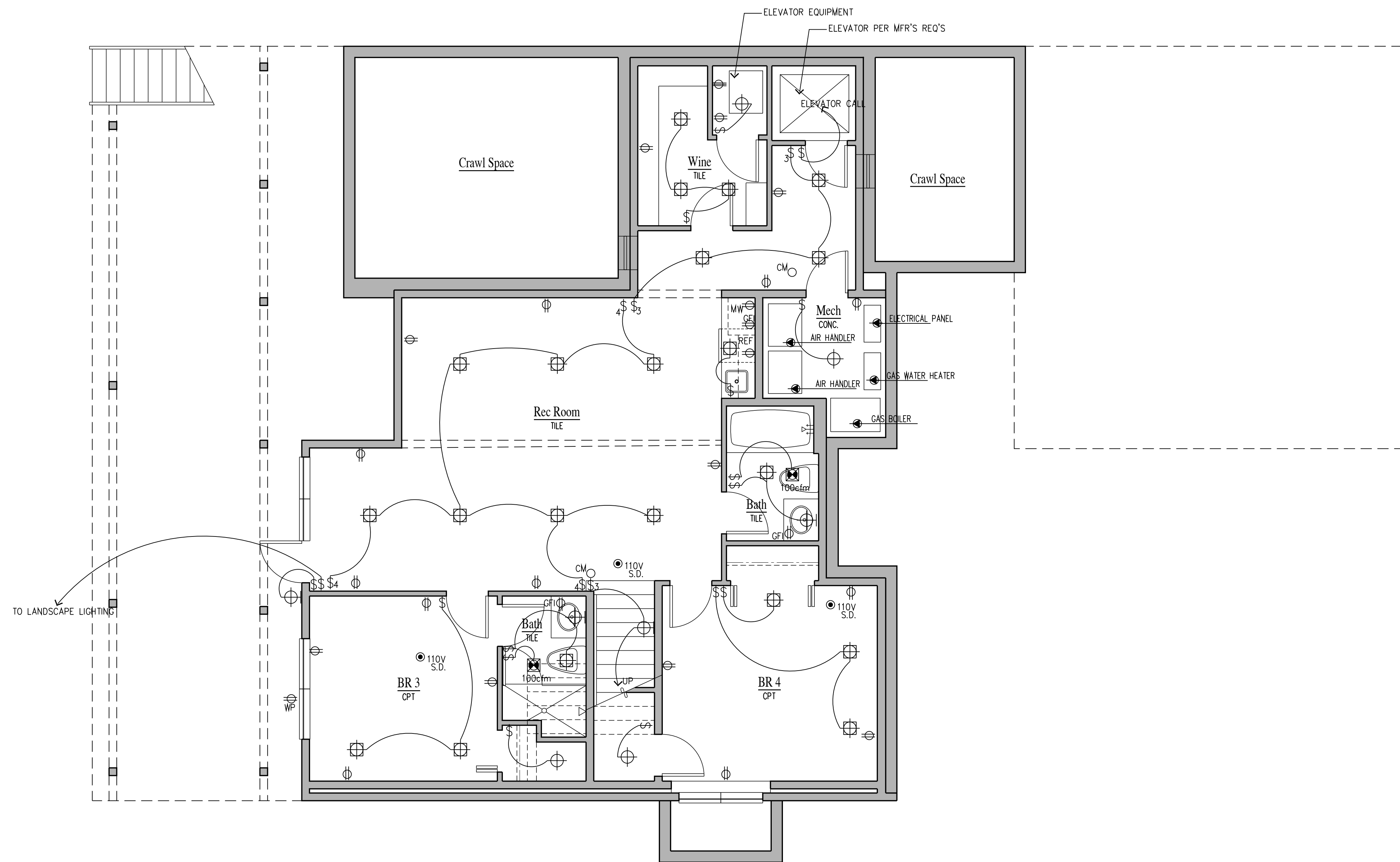
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SHEET NO. 12 OF 28









# Lower Floor Electrical Plan

SCALE: 1/4" = 1'-0"

## ELECTRICAL SYMBOLS

	RECESSED LIGHT FIXTURE		FLOOR OUTLET
	RECESSED EYEBALL SPOT/WALL WASHER		FLOOR TELEPHONE OUTLET
	SURFACE MOUNTED FIXTURE (CEILING)		TELEPHONE OUTLET
	SURFACE MOUNTED FIXTURE (WALL)		SPECIAL EQUIPEMENT OUTLET
	FLOOD LIGHT		STEREO SPEAKER OUTLET
	FLUORESCENT STRIP		T.V. (CABLE TERMINAL)
	SMOKE DETECTOR (110V)		INTERCOM
	DUPLEX OUTLET (110V)		SWITCH
	WATERPROOF OUTLET		3 WAY SWITCH
	OUTLET (G.F.I.)		4 WAY SWITCH
	SWITCHED OUTLET		DIMMER SWITCH
	OUTLET (220V)		FAN (RECESSED)
	CARBON MONOXIDE DETECTOR		TREAD LITE

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A Custom Residence for

**Gregg Petrie**

2431 60th Avenue SE, Mercer Island WA

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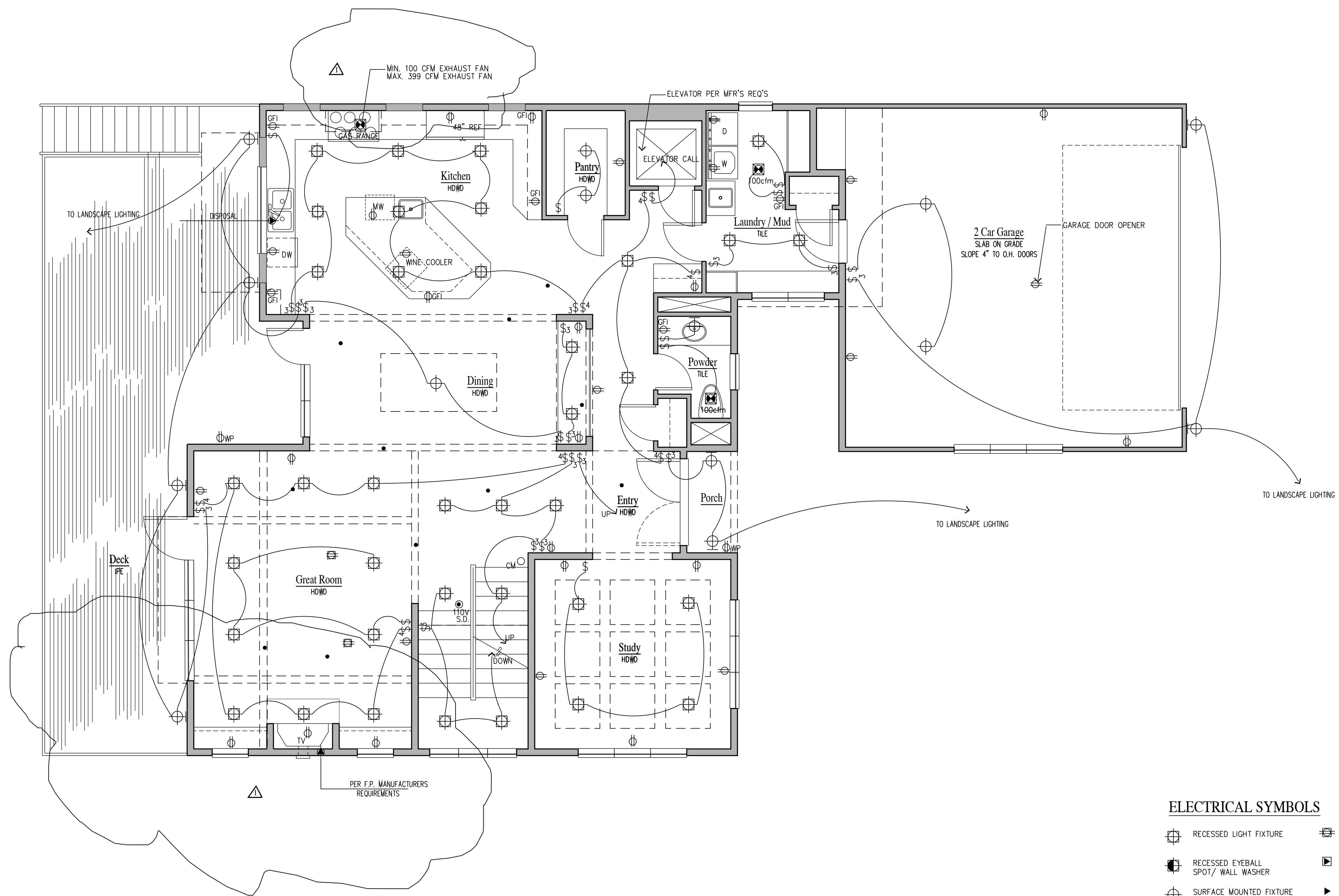
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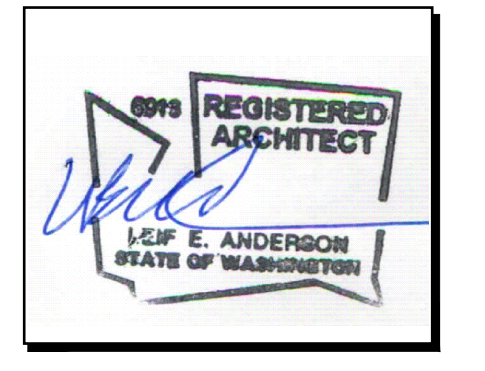
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OF 27



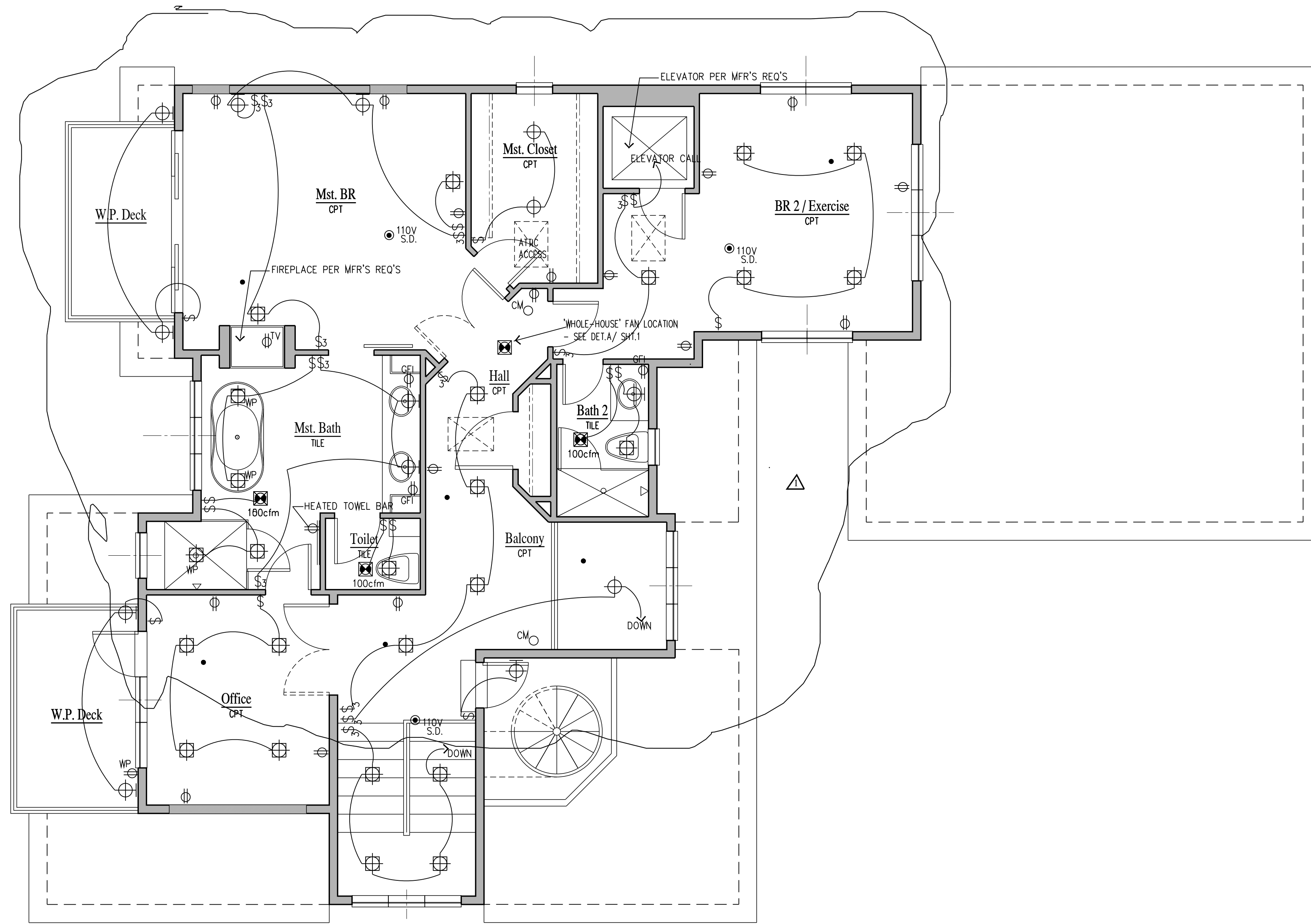
**ELECTRICAL SYMBOLS**

- |  |                                   |  |                                  |
|--|-----------------------------------|--|----------------------------------|
|  | RECESSED LIGHT FIXTURE            |  | FLOOR OUTLET                     |
|  | RECESSED EYEBALL SPOT/WALL WASHER |  | FLOOR TELEPHONE OUTLET           |
|  | SURFACE MOUNTED FIXTURE (CEILING) |  | TELEPHONE OUTLET                 |
|  | SURFACE MOUNTED FIXTURE (WALL)    |  | SPECIAL EQUIPEMENT OUTLET (WALL) |
|  | FLOOD LIGHT                       |  | STEREO SPEAKER OUTLET            |
|  | FLUORESCENT STRIP                 |  | T.V. (CABLE TERMINAL)            |
|  | 110V S.D. SMOKE DETECTOR (110V)   |  | INTERCOM                         |
|  | DUPLEX OUTLET (110V)              |  | SWITCH                           |
|  | WP WATERPROOF OUTLET              |  | 3 WAY SWITCH                     |
|  | GFI OUTLET (G.F.I.)               |  | 4 WAY SWITCH                     |
|  | SWITCHED OUTLET                   |  | DIMMER SWITCH                    |
|  | OUTLET (220V)                     |  | FAN (RECESSED)                   |
|  | CM CARBON MONOXIDE DETECTOR       |  | TREAD LITE                       |

**Main Floor Electrical Plan**  
SCALE: 1/4" = 1'-0"



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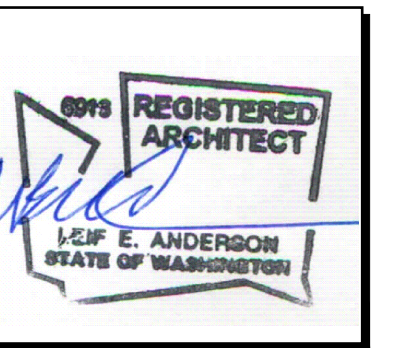


# Upper Floor Electrical Plan

SCALE: 1/4" = 1'-0"

## ELECTRICAL SYMBOLS

	RECESSED LIGHT FIXTURE		FLOOR OUTLET
	RECESSED EYEBALL SPOT/ WALL WASHER		FLOOR TELEPHONE OUTLET
	SURFACE MOUNTED FIXTURE (CEILING)		TELEPHONE OUTLET
	SURFACE MOUNTED FIXTURE (WALL)		SPECIAL EQUIPEMENT OUTLET
	FLOOD LIGHT		STEREO SPEAKER OUTLET
	FLUORESCENT STRIP		T.V. (CABLE TERMINAL)
	SMOKE DETECTOR (110V)		INTERCOM
	DUPLEX OUTLET (110V)		SWITCH
	WATERPROOF OUTLET		3 WAY SWITCH
	OUTLET (G.F.I.)		4 WAY SWITCH
	SWITCHED OUTLET		DIMMER SWITCH
	OUTLET (220V)		FAN (RECESSED)
	CARBON MONOXIDE DETECTOR		

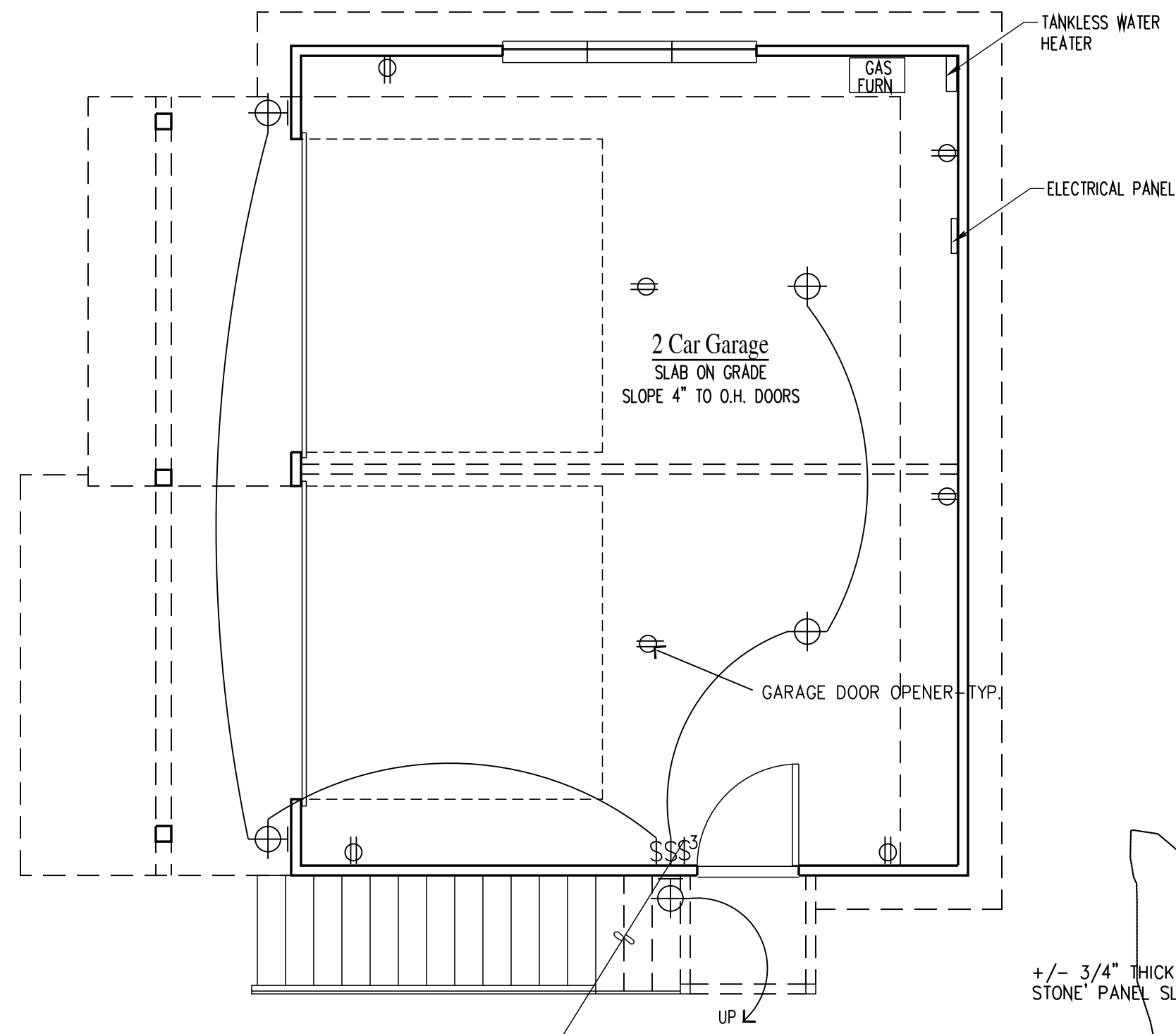


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DATE: 05-14-2020  
 03-30-2021  
 JOB NO. 19-10.103

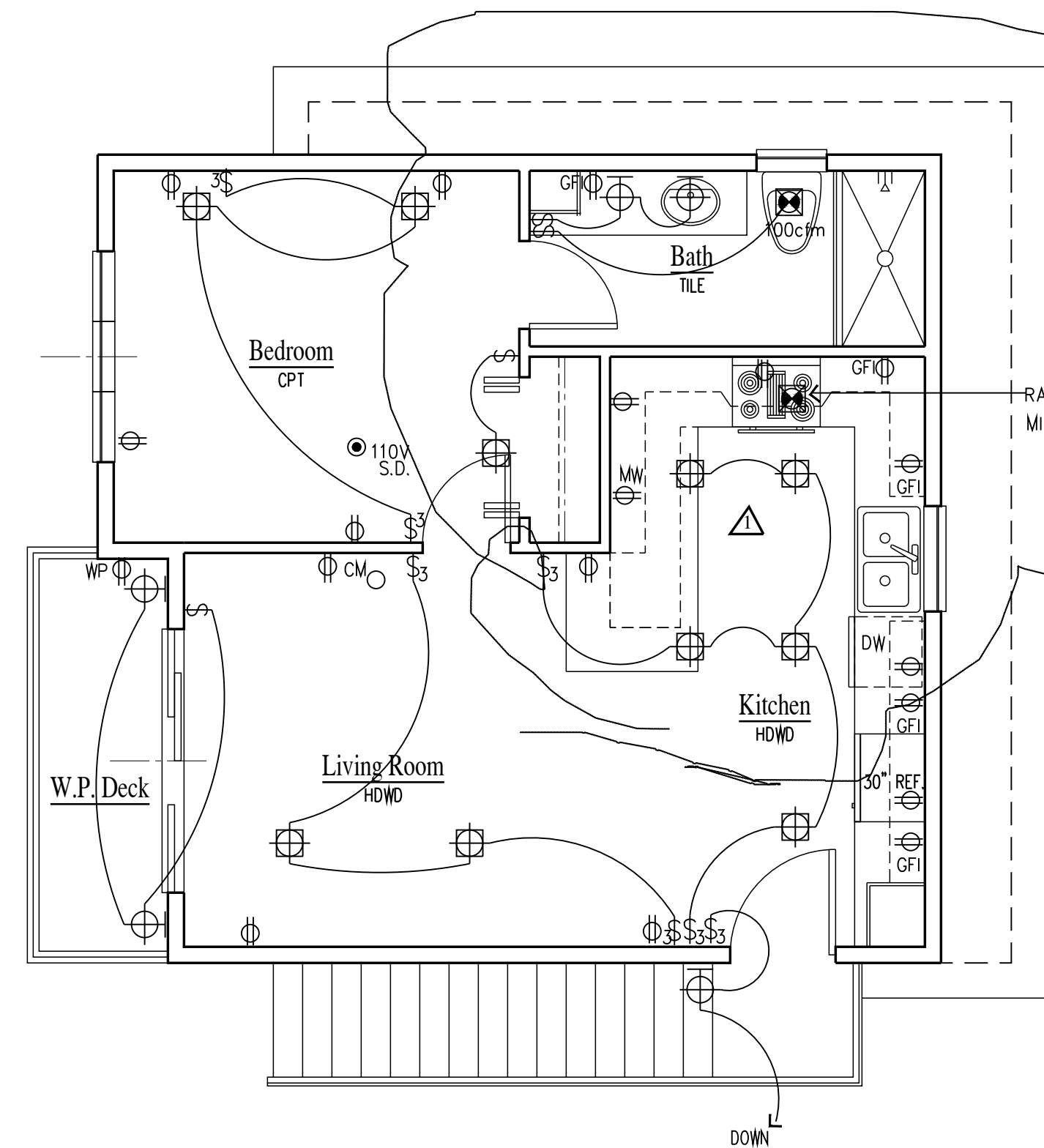
SHEET NO.  
**17**  
 OF 28





**ADU-Garage Electrical Plan**

SCALE: 1/4" = 1'-0"



**ADU-Upper Floor Electrical Plan**

SCALE: 1/4" = 1'-0"

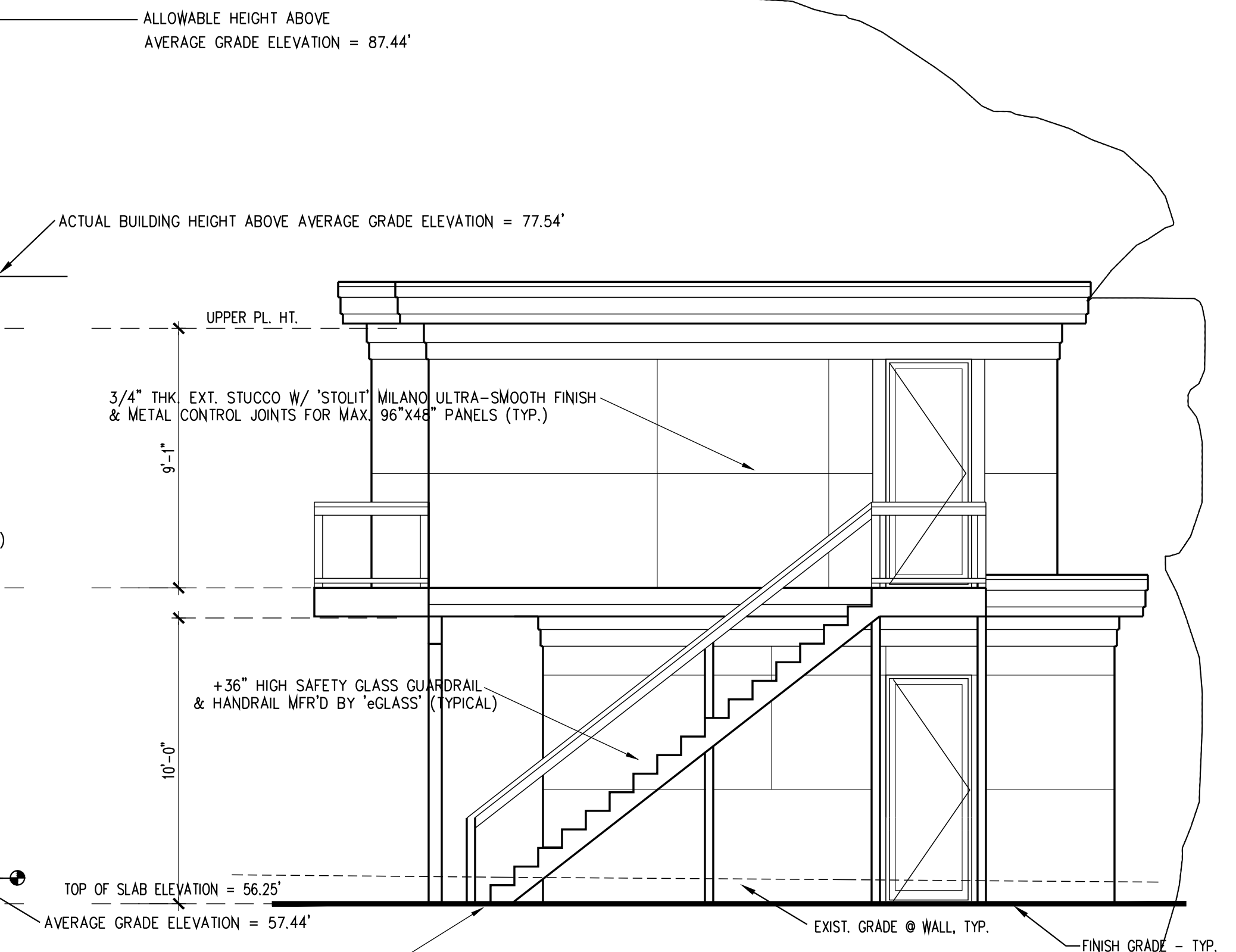
**NOTE TO DRAWING:**  
THE MANUFACTURERS OF ALL SAFETY GLASS GUARDRAILS AND GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER I.B.C. SECTION 106. ALL THE GUARDRAIL ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.



**West Elevation (ADU)**

SCALE: 1/4" = 1'-0"

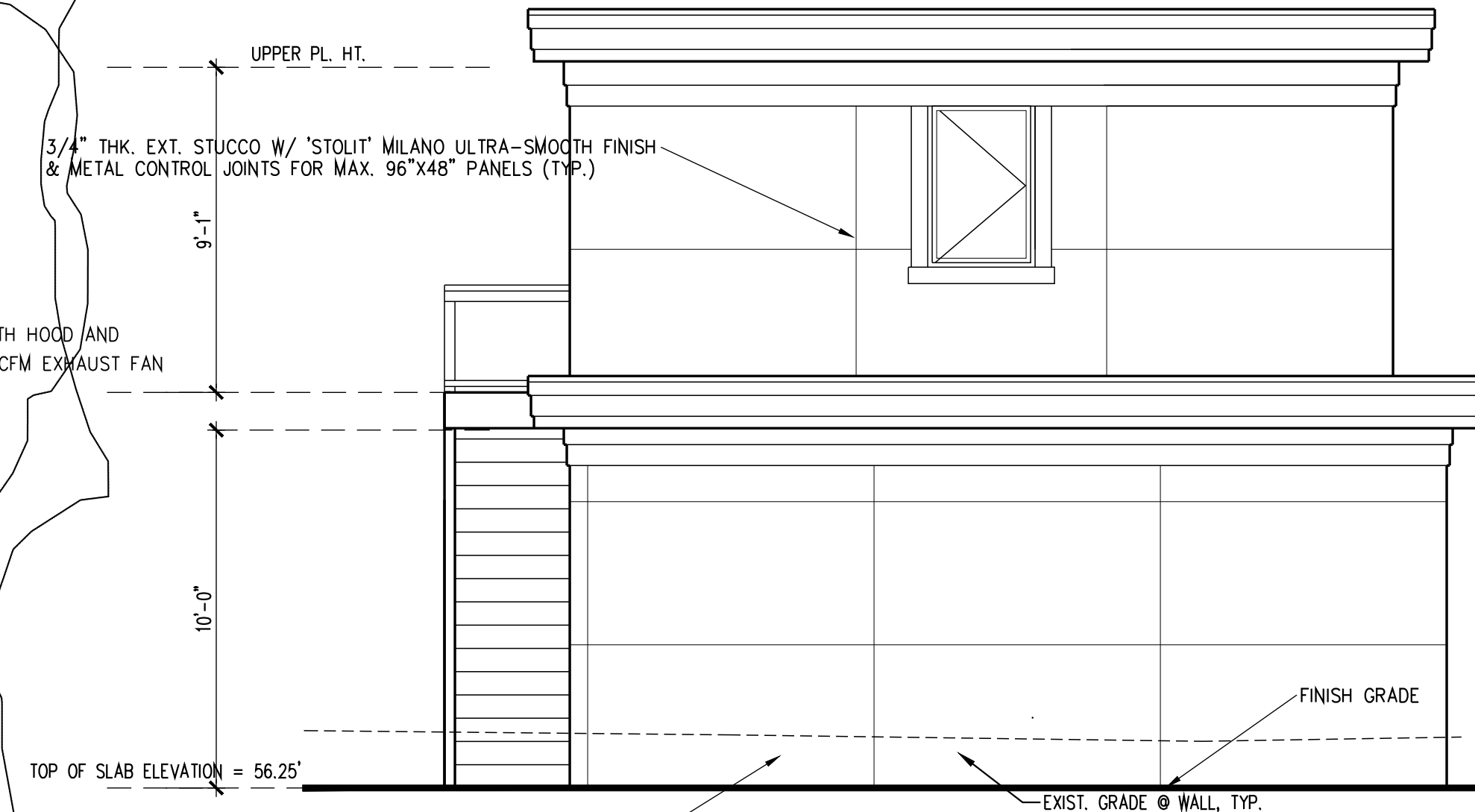
SEE SHEETS # 10 & # 11 FOR ALL APPLICABLE NOTES & CALL-OUTS TO THE ADU ELEVATIONS



**South Elevation (ADU)**

SCALE: 1/4" = 1'-0"

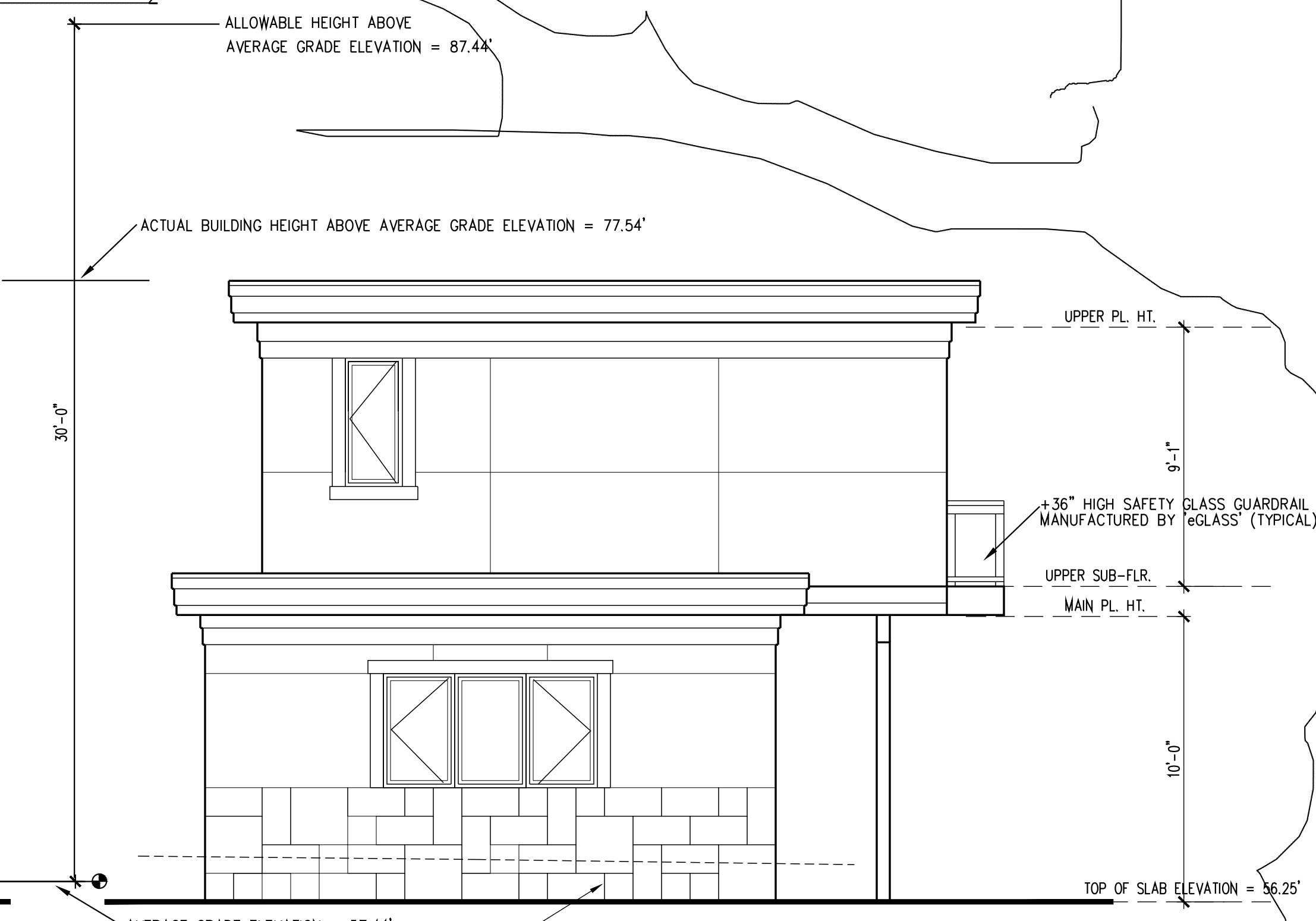
SEE SHEETS # 10 & # 11 FOR ALL APPLICABLE NOTES & CALL-OUTS TO THE ADU ELEVATIONS



**East Elevation (ADU)**

SCALE: 1/4" = 1'-0"

SEE SHEETS # 10 & # 11 FOR ALL APPLICABLE NOTES & CALL-OUTS TO THE ADU ELEVATIONS



**North Elevation (ADU)**

SCALE: 1/4" = 1'-0"

SEE SHEETS # 10 & # 11 FOR ALL APPLICABLE NOTES & CALL-OUTS TO THE ADU ELEVATIONS

**NOTE TO DRAWING:**  
THE MANUFACTURERS OF ALL SAFETY GLASS GUARDRAILS AND GUARDRAIL COMPONENTS ARE REQUIRED TO PROVIDE ALL NECESSARY DESIGN DOCUMENTS AND SPECIFICATIONS TO THE BUILDING OFFICIAL FOR REVIEW AS A DEFERRED SUBMITTAL PER I.B.C. SECTION 106. ALL THE GUARDRAIL ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

**Anderson Architecture**  
Leif Anderson Architect  
20822 Damson Road, Lynnwood, WA 98036  
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landersonarchitecture@gmail.com



A Custom Residence for  
**Gregg Petrie**  
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DATE: 05-14-2020  
03-30-2021  
JOB NO. 19-10.103  
SHEET NO. 19 OF 28

## Code Requirements

ASCE 7-16

### Codes

2015 IBC  
AISC/ASD Sixteenth Edition  
ACI 318-16  
NDS 2015  
SEAW Rapid Solutions Methodology for Wind Design

## DESIGN LOADS

### Wind Design

ANALYSIS PROCEDURE SEAW RAPID SOLUTIONS METHODOLOGY for WIND DESIGN  
BUILDING CATEGORY = 1  
WIND SPEED = 85 MPH  
EXPOSURE = 'B'  
TOPOGRAPHIC FACTOR Kzt = 1.3

### Seismic Design

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

### Building Design Loads

SNOW LOAD = 25 SPF  
ROOF (DL) = 15 PSF, (LL) 25 PSF  
FLOOR (DL) = 12 PSF, (LL) = 40 PSF  
EXTERIOR WALL (DL) = 15 PSF  
INTERIOR WALL = 7.5 PSF  
EXTERIOR DECK (DL) = 15 PSF, (LL) = 65 PSF  
CORRIDORS, STAIRS, EXITS (DL) = 12 PSF, (LL) = 100 PSF

## MATERIAL SPECIFICATIONS

### Prefabricated Floor Trusses/Floor Joists (if required)

> Submit to engineer of record complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.  
> Provide for all temporary and permanent truss and joist bracing and bridging (per manufacturer's recommendations).  
> Store and erect trusses in accordance with the manufacturer's details and installation recommendations.  
> Substitution in prefabricated assemblies to be approved by engineer of record prior to installation.  
> Plywood to be glue nailed to top flange of prefab floor joist or truss.  
> Provide additional web reinforcing at TJI joists at or over supports.

Floor Loads (See loading table above)

### Wood Notes

> New exterior walls to be framed with 2 x 4 or 2 X 6 studs @ 16" O.C. (unless noted otherwise).  
> New interior walls to be framed with 2 x 4 studs @ 16" o.c. (unless noted otherwise).  
> All frame nailing shall be in accordance with Table No. 2304.9.1, 2015 IBC  
> When a girder is spliced over a support, an adequate tie shall be provided.  
> Provide solid blocking over all supports.  
> Provide fire blocking within framing cavity at 10'-0" vertically and horizontally). Fire stop openings around vents, pipes, ducts, chimneys, etc. with non-combustible materials.  
> Framing anchors shall be provided to support joists which frame into the side of a wood girder or framing band.  
> Wood members shall have sufficient bearing area based on allowable values for compression perpendicular to grain per 2001 NDS.  
> Provide double joists under all interior bearing walls.  
> Where boring through studs is required for plumbing or electrical wiring in bearing walls use 2 X 6 or double 2 X 4 studs.  
> All joists, studs, blocking, bracing, and rafters shall be Hem Fir #2 or better; Fb = 850 psi ( 1000 psi repetitive), Fv = 75 psi  
E = 1, 300,000

> All sawn beams, headers, posts, lintels, and girders which are 4" nominal width shall be Doug-Fir Larch #2 or better; Fb = 850 psi, Fv = 95 psi, E = 1, 600,000.  
> All sawn beams, headers, posts, lintels, and girders which are 6" nominal width shall be Doug-Fir Larch #1 or better; Fb = 850 psi, Fv = 85 psi, E = 1, 600,000.  
> All glue-laminated timbers to be kiln dried Doug-Fir top and bottom (24 F-V-4) for simple span beams; (24 F-V8) for multiple span or cantilever beams. Fb = 2400 psi, Fv = 165 psi, E = 1,800,000.  
> All framing lumber shall be kiln dried to a maximum 19% moisture content prior to installation.  
> Steel framing accessories and structural fasteners shall be as manufactured by Simpson Company (or approved equal). Connectors shall be installed in accordance with manufacturer's recommendations. Provide all plan designated manufacturer's connectors.  
> Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.

### Holdowns

> Holdowns to be by Simpson Company or equal. Any substitutions in hardware manufacturer must be approved by the Engineer of Record prior to installation.

### Plywood Notes

> All plywood shall be installed per American Plywood Association standards.  
> All plywood shall be A.P.A rated C-D Struct 1(min.).  
> All panel edges to occur with long edges over wood supports, short edges to be blocked.  
> All roof plywood to be ½" thick with span rating 24/0.  
> Nail panels with 10d common nails at 12" o.c. in the field, 6" o.c. at all panel edges. Nail at 4" o.c. to all exterior walls and other shear walls.  
> All floor plywood to be min ¾" thick with span rating 32/16.  
> Nail panels with 10d. galv. nails at 6" o.c. at panel edges, 12" o.c. in the field. See Shear wall schedule for nailing patterns shear walls.  
> At floor sub-floor glue floor plywood to floor joists with an approved elastomeric adhesive suitable for use in wet weather.  
> See shear wall schedule and notes for wall plywood and nailing schedule.  
> All plywood at waterproof decks to be pressure treated.  
> Plywood floor and roof sheathing shall be laid up with face grain perpendicular to supports.  
> All floor plywood shall be glue nailed to supporting joist in accordance with the American Plywood Association. Glue shall meet the requirements of Adhesive Specification AFG-01.

### Concrete/Foundation Notes

> Foundation design is in accordance with chapter 19 of the 2015 IBC  
All work shall be performed in accordance with all current building and safety codes.  
> Concrete strengths shall be verified by standard 28-day cylinder tests, unless approved otherwise.  
> Anchor bolts to be 5/8" diameter with 10" embedment @ 48" o.c. (see shear wall schedule for anchor bolt size and spacing at other than P1-6" shearwalls). All anchor bolts to be ASTM A-307.  
> ALLOWABLE SOIL BEARING PRESSURE = 15000 PSF  
> Backfill behind unbraced retaining walls prior to attaching floor diaphragm.  
> Exterior footings to be entrenched a minimum of 18" below existing grade and bear on firm undisturbed soil.  
> All reinforcing bars to be Grade 60 deformed bars. The tie wire is to be 16 Ga. double annealed wire. Lap all reinforcing 36 diameters. At corners of walls extend horizontal bars 2" from outside face of wall and lap with elbow bars of 30 diameters at the same size and spacing. Provide 2-#5 bars around all wall openings. Provide footing dowels to match vertical reinforcing.

### Concrete cover

3"	concrete poured against earth
2"	formed concrete with earth backfill
1 1/2"	outside face of walls exposed to weather, slabs on a moisture barrier
1"	walls, outside face

> Provide 4" diameter perforated PVC drain in granular fill at the base of all new exterior footings (existing and new).

### Concrete mix

Mix design shall be in conformance with ACI-318-99. Submit mix designs to engineer of record 2 weeks prior to placement indicating where each concrete mix is used and the maximum aggregate size.

type	f'c	max.water/cem.ratio	min. non-air ent. air ent. sks/cu.yd.
figs		.65	.42 6
found.walls	2500		
slab on grade	3000	.65	.50 5 ½

> Water reducing mixtures may be incorporated into the mix designs in accordance with ASTM C 494 and manufacturer's recommendations.

>Water/Cement ratio shall be measured by weight and shall be based on the total cementitious material. Water/Cement ration shall be determined by the supplier based on the strength requirements and shall not exceed the maximum water/cement ratio shown above.

## General Notes

> Contractor will call for inspection prior to placing any footing and foundation wall concrete.  
> Provide rigid insulation around the perimeter of all slabs within heated spaces.  
> Permanent cut and fill slopes should not exceed 2:1 (H:V).  
> All reinforcing shall be detailed in accordance with ACI detailers manual.  
> All excavations shall be adequately barricaded and marked. All work area and surfaces shall be cleaned upon completion of the project. All debris and waste materials shall be removed off the site to an approved disposal area by the contractor.  
-Use air -entrained (3%-6%) in all flat work exposed to weather.- Master flow 928 or equal.  
> Provide minimum of 1/2" air space between non-pressure treated wood and concrete, or provide waterproofing membrane between concrete and non-pressure treated wood.  
> Top of concrete to be field verified by contractor.  
> Contractor to field verify existing grade cut and soil conditions with before proceeding with concrete retaining wall forming and reinforcing steel placement.  
> Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.  
>In the case of discrepancies between the drawings and the anticipated field conditions the contractor shall notify the architect before proceeding with construction.  
>DO NOT SCALE the architects or engineer's drawings -- noted dimensions take precedence over scaled dimensions.

### Fasteners

Fasteners for pressure treated wood must be ZMAX hot dipped galvanized (G185) or stainless steel.

### Prefabricated Roof Trusses (if required)

> Submit complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.  
> Design for the spans and conditions shown on plans.  
> Deflections under total loads not to exceed L/360.  
> Provide for all temporary and permanent truss bracing and bridging.  
> Store and erect trusses in accordance with the manufacturer's recommendations.

Roof Dead Load = (15 psf)

Live Load = (25 psf)

Bottom chord Dead Load = 7 psf

Top Chord uplift = 7 psf

### STRUCTURAL STEEL/WELDING

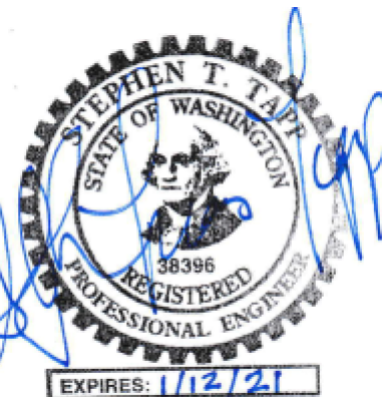
STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 22 OF THE 2015 IBC  
SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES REQUIRED ROOF OPENINGS, ROOF FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, SCOPES, SURFACE ROUGHNESS VALUES AND UNEQUAL PARTS.  
EXPANSION BOLTS SHALL BE ICBO APPROVED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.  
UNLESS OTHERWISE SPECIFIED ON DRAWINGS OR DETAILS, SIZE AND EMBEDMENT DEPTHS SHALL BE APPROVED THE THE ENGINEER OF RECORD.

### MATERIALS

STRUCTURAL STEEL ATM A 992GRADE50  
CONNECTION MATERIAL, ASTM A 36  
EMBEDDED ITEMS,  
CHANNELS, ANGLES, BASE PLATES  
STRUCTURAL TUBES ASTM A 500, GRADE B  
STRUCTURAL BOLTS ASTM A 325-N  
WOOD CONNECTION BOLTS ASTM A 307  
ANCHOR BOLTS ASTM A 307  
THREADED RODS ASTM A 36  
WELDING ELECTRODES 70ksi, LOW HYDROGEN

BEAM CAMBER NOTED ON DRAWINGS IS THE UPWARD CAMBER REQUIRED IN THE BEAM AS DELIVERED TO THE JOB SITE. THE CONTRACTOR SHALL CONSIDER CAMBER LOSS DUE TO SHIPPING AND HANDLING.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A 780 (GALVAON OR EQUIVALENT).



A Custom Residence for

Gregg Petrie

2431 60th Avenue SE, Mercer Island WA

Stephen Tapp  
Architect / P.E.

Ph: 206-320-0534  
2330 East Madison Street  
Seattle, Washington

This work was prepared by me or under my supervision.

Sheet Contents:

Scale: as noted

Date: 5/13/20

Job no.: T20B3

Drawn by: STT

Sheet no.:

S-1.0

of 8

## SHEAR WALL NOTES - WALLS

PX-X INDICATES SHEAR WALL. SEE LEGEND.

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION

DETAILS.  
NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.

◆ INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

## Shear Wall Notes - Foundation

(▲) indicates 'Simpson' holdown location (see manufacturer's installation requirements). Holdown anchors are to be installed at the end of plywood shear panels.

See Shear Wall Schedule for shear wall notes, schedules, anchor bolt placement, and pressure treated sill sizes.

All shear wall panels other than P1-6" are to be installed with pressure treated 3X sills.

All holdown 4X or 6X posts to be Doug fir #2 or better.

Anchor bolts to be minimum 5/8"d. X 10" @ 48" o.c. (unless noted otherwise in Anchor Bolt Shear Wall Schedule, Sheet #S-1).

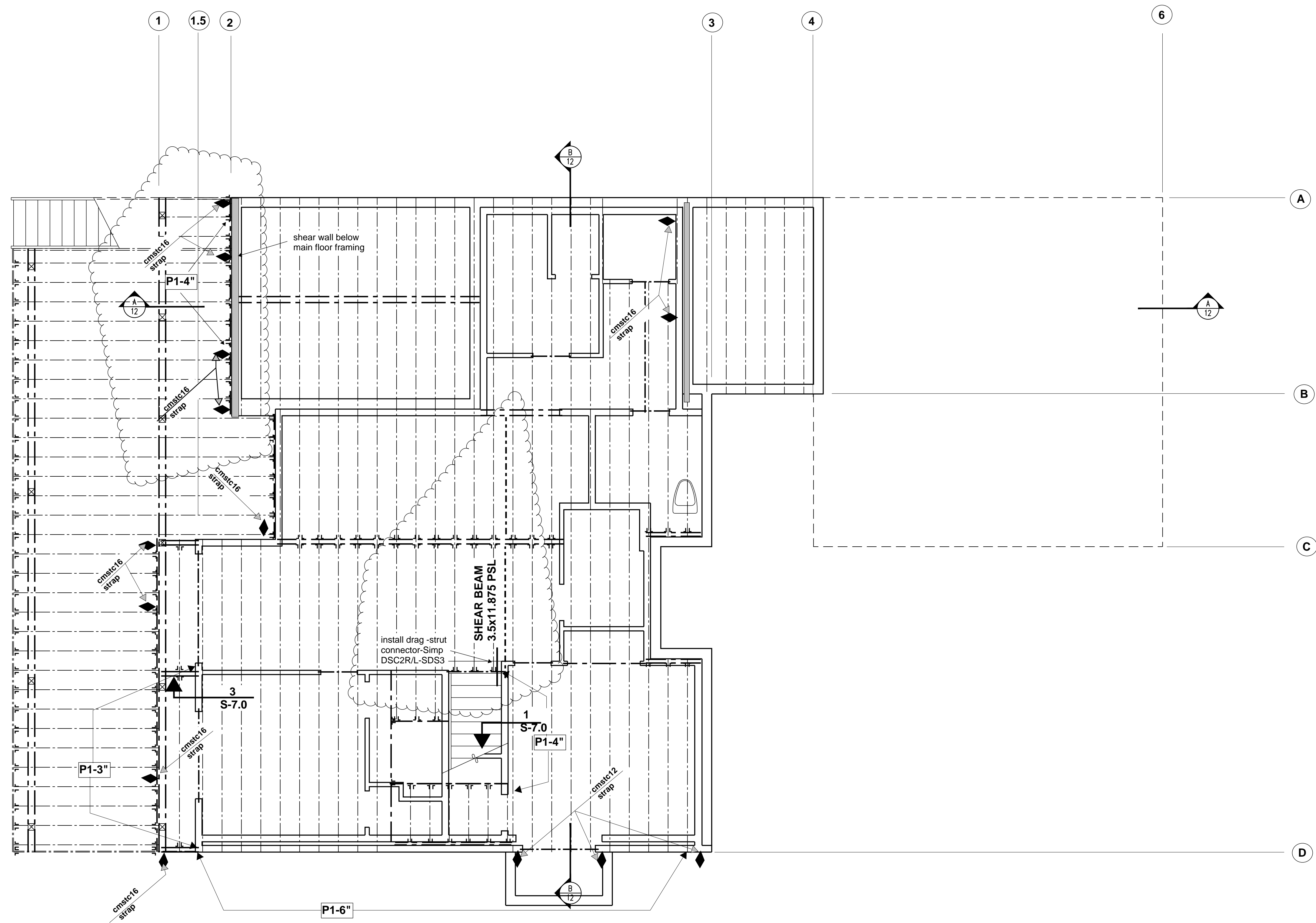
Concrete strength f'c = 3000 psi for concrete exposed to the elements.  
Concrete strength f'c = 2500 psi for concrete not exposed to elements.

Notify engineer of any revisions to shear wall or holdown plan or field modifications due to unforeseen conditions before proceeding with construction.

Increase depth of foundation at holdown anchor bolts to insure proper concrete coverage.

Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.



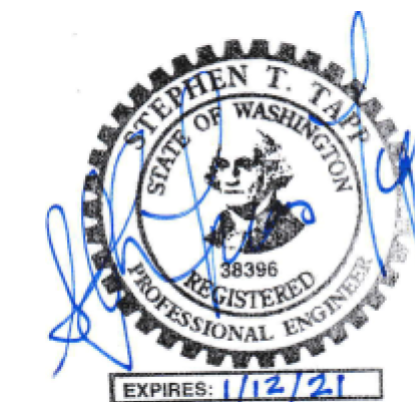


**SHEAR WALL NOTES - WALLS**

- PX-X** INDICATES SHEAR WALL. SEE LEGEND.
- SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.
- NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
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- SOLID BLOCK BELOW SHEAR WALLS ABOVE.
- INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

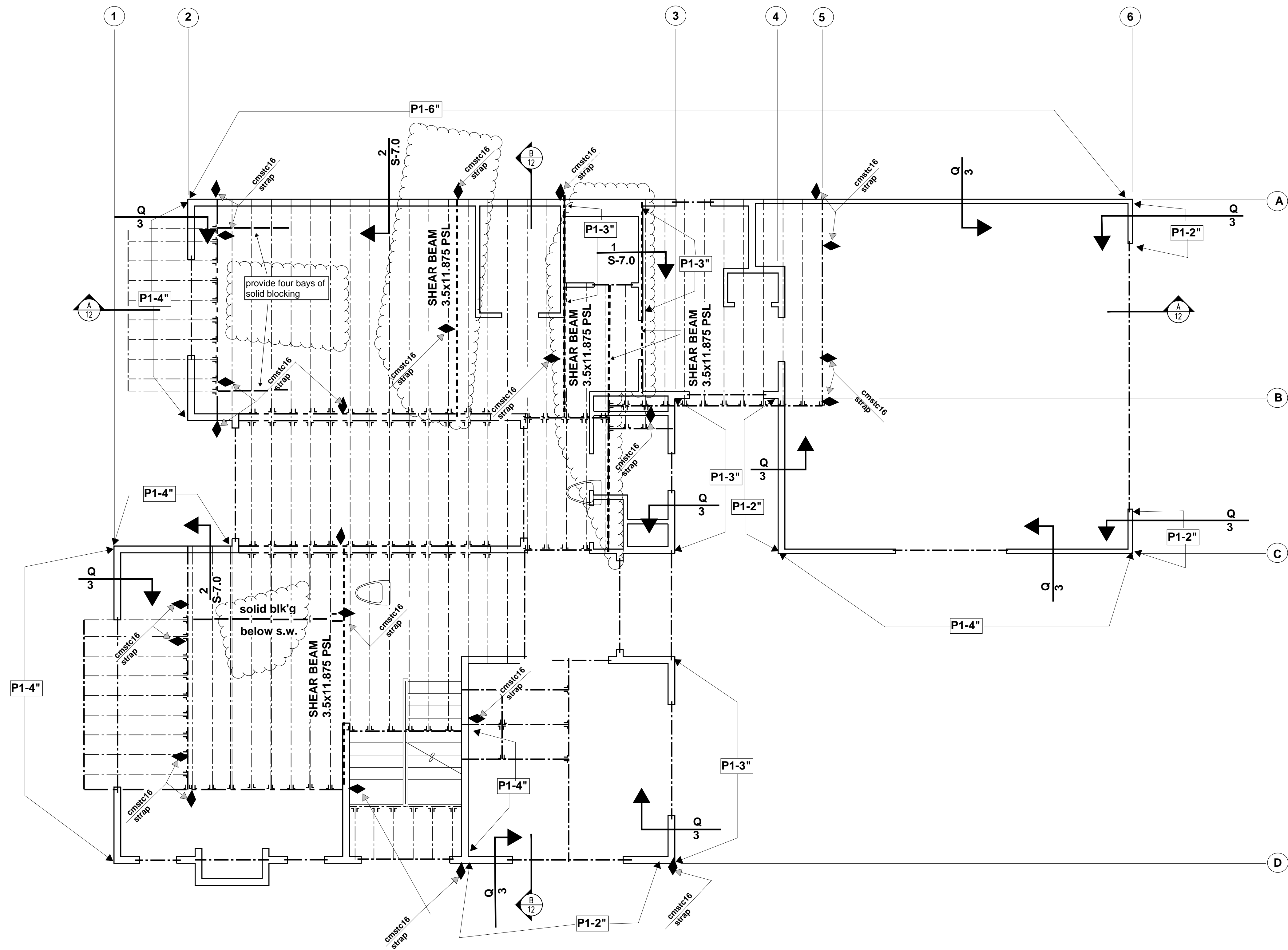
**Lower Floor Shear Wall Plan**

1/4" = 1'-0"



revisions
4/6/21
A Custom Residence for <b>Gregg Petrie</b> 2431 60th Avenue SE, Mercer Island WA
<b>Stephen Tapp</b> Architect / P.E. <small>Ph: 206-320-0534          2399 East Madison Street          Seattle, Washington</small>
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Scale: as noted Date: 5/13/20 Job no.: T20B3 Drawn by: STT Sheet no.:
S-3.0
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# Main Floor Shear Wall Plan

1/4" = 1'-0"

### SHEAR WALL NOTES - WALLS

**PX-X** INDICATES SHEAR WALL. SEE LEGEND.

SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.

NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.

DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.

INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

revisions
4/6/21

A Custom Residence for  
**Gregg Petrie**  
 2431 60th Avenue SE, Mercer Island WA

**Stephen Tapp**  
 Architect / P.E.  
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 2399 East Madison Street  
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Date: 5/13/20

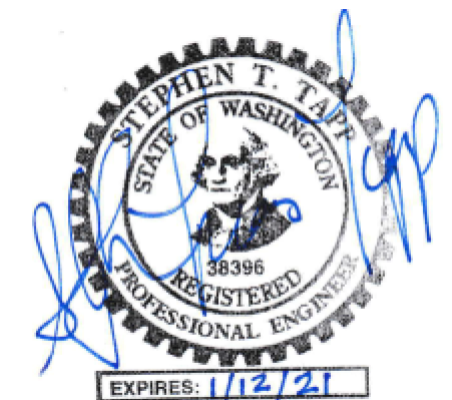
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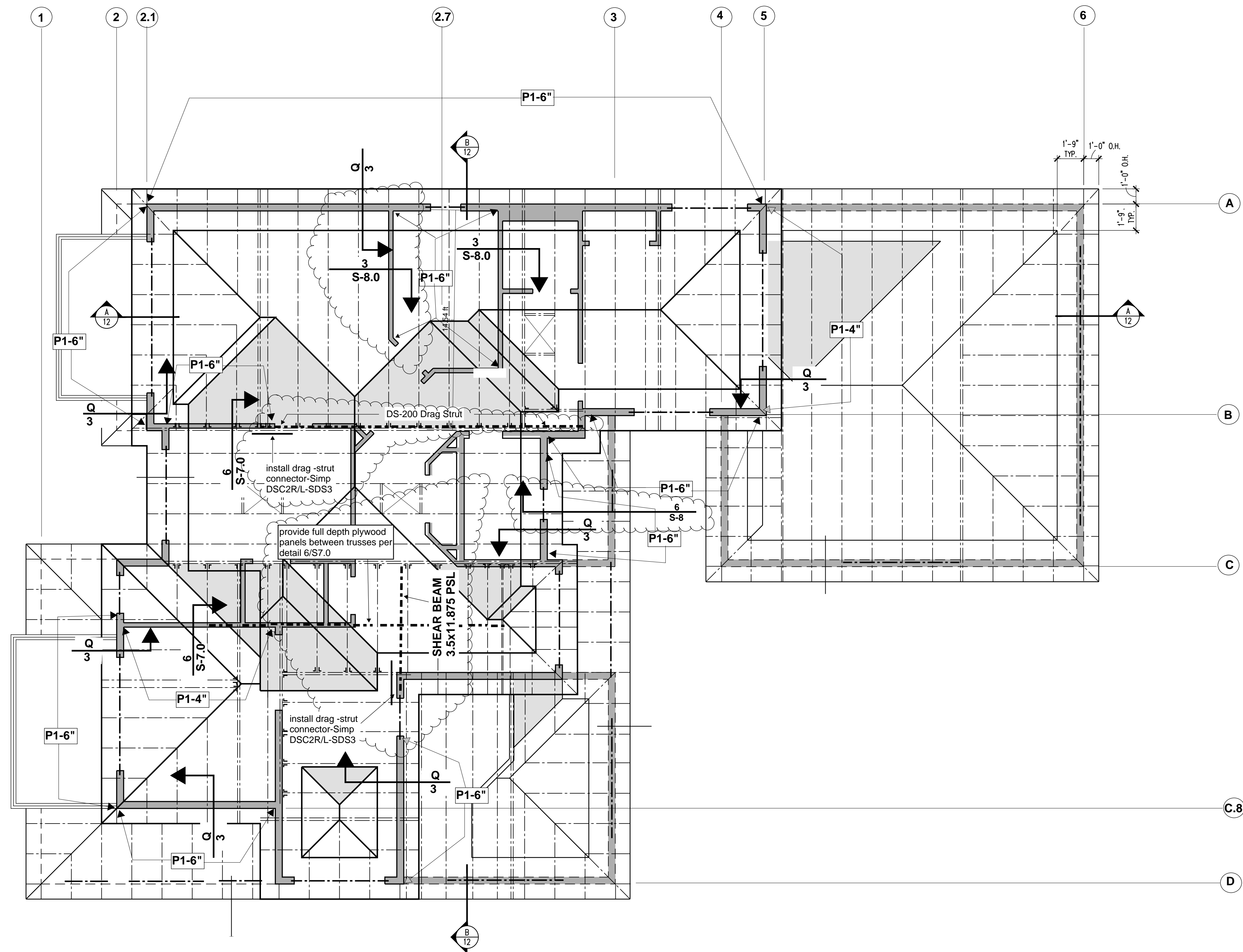
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Sheet no.:

**S-4.0**

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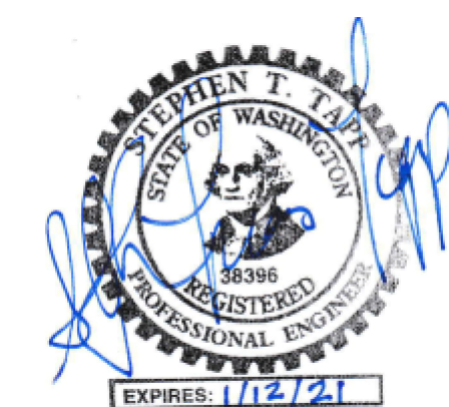




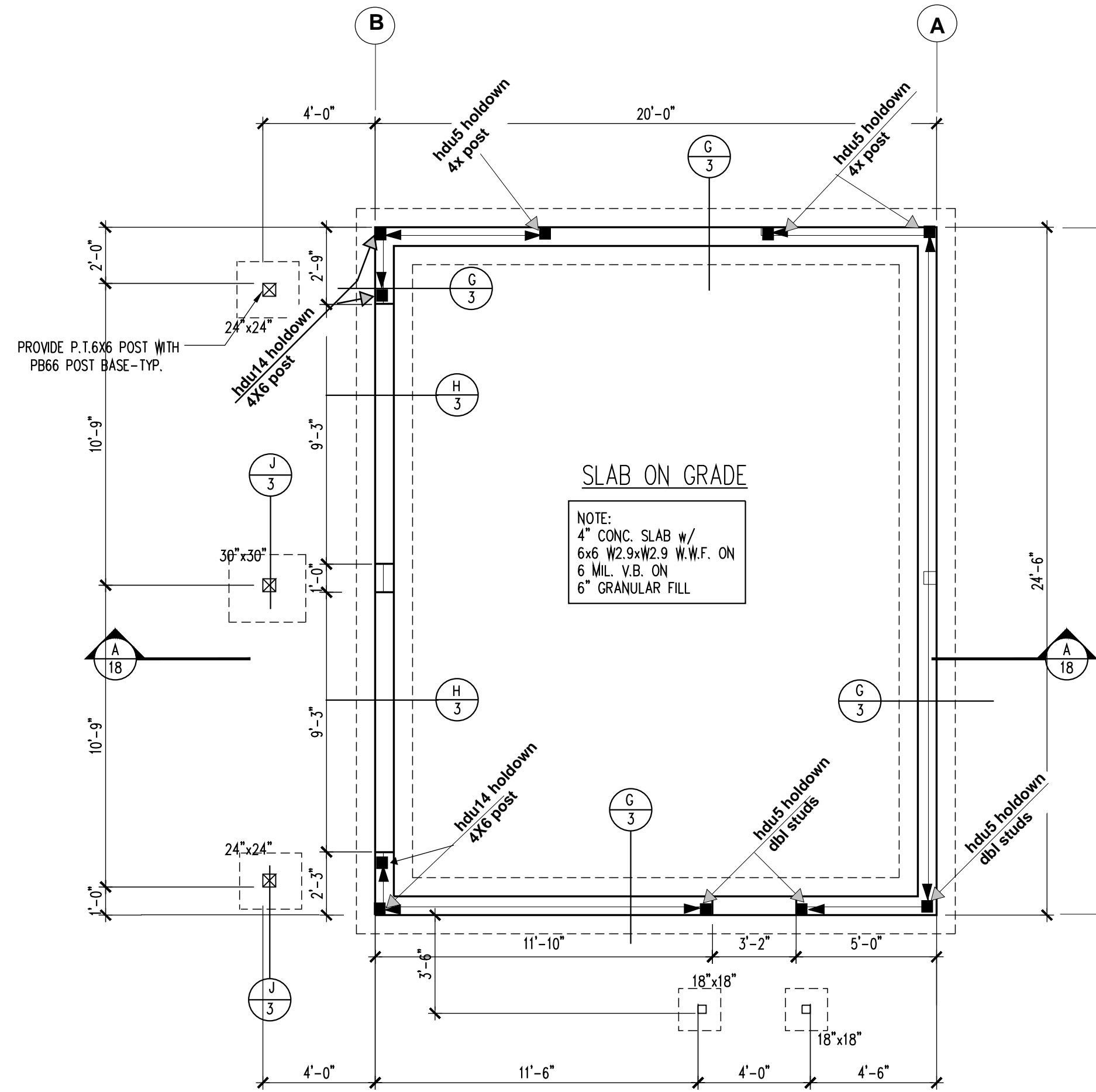
**Upper Floor Shear Wall Plan**  
1/4" = 1'-0"

**SHEAR WALL NOTES - WALLS**

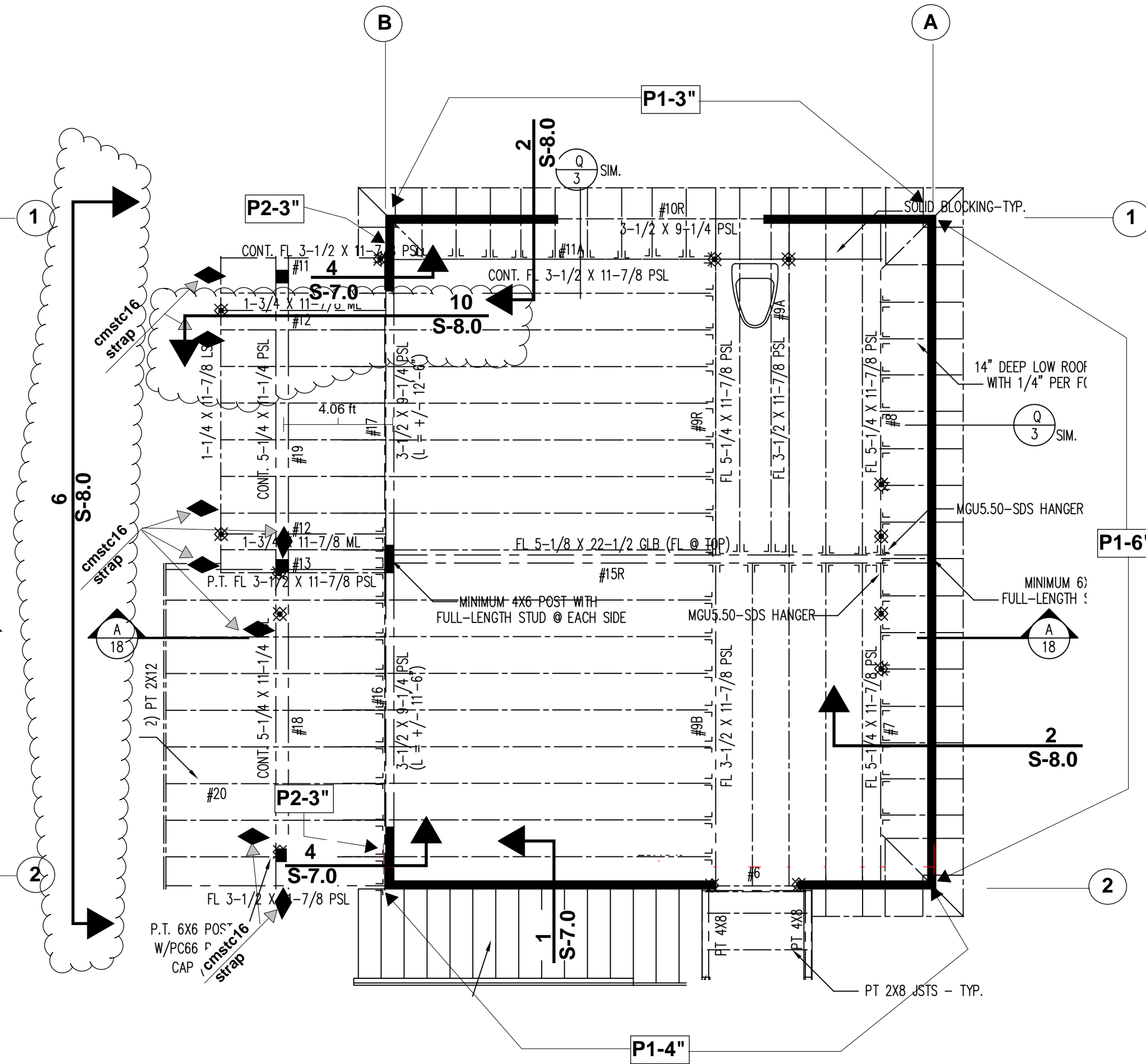
- PX-X** INDICATES SHEAR WALL. SEE LEGEND.
- SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS. NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.
- THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.
- SOLID BLOCK BELOW SHEAR WALLS ABOVE.
- INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.



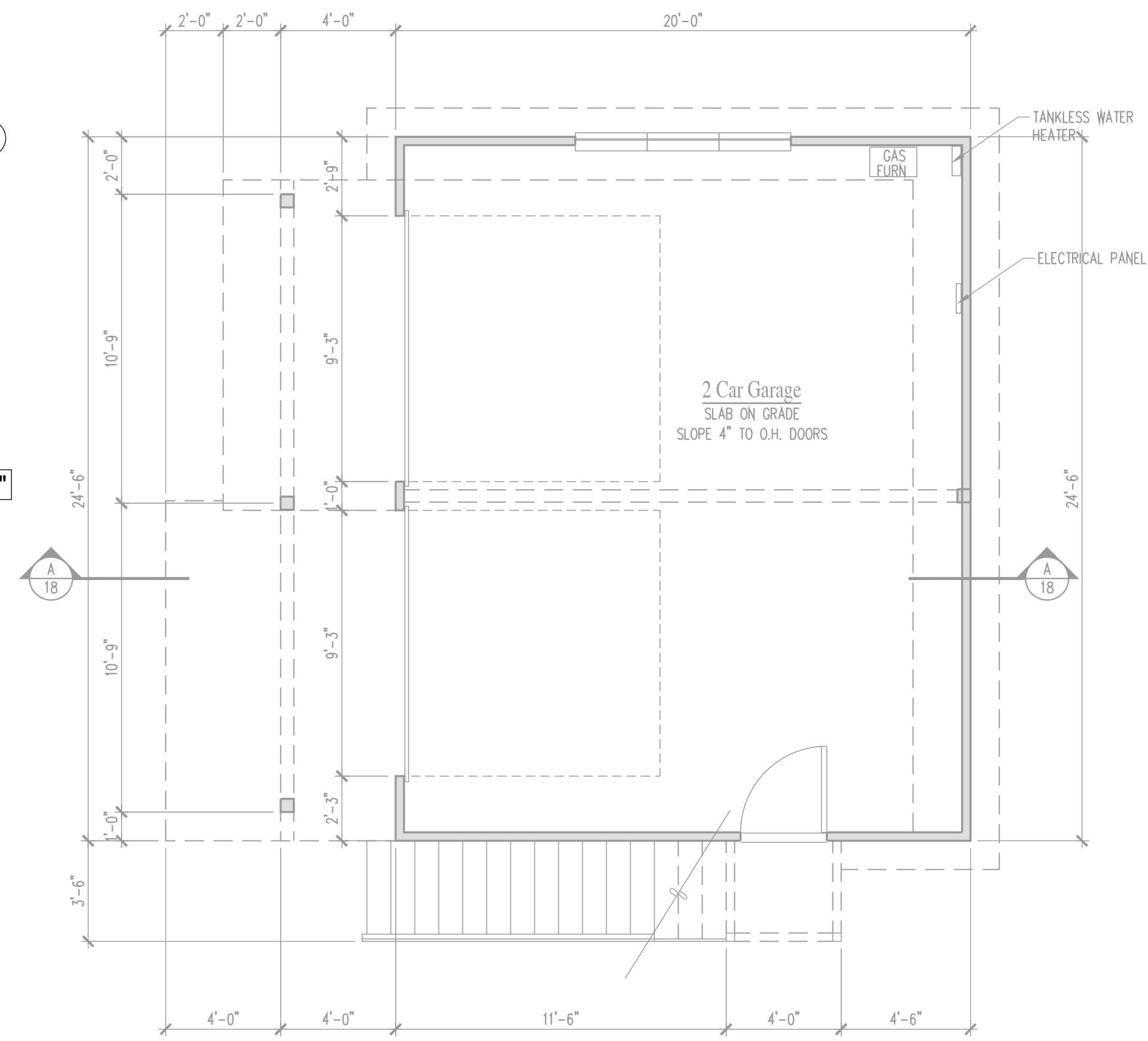
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Scale: as noted Date: 5/13/20 Job no.: T20D3 Drawn by: STT Sheet no.:
S-5.0
of 8



**ADU-Foundation Plan**  
SCALE: 1/4" = 1'-0"



**ADU Main Floor Shear Wall Plan**  
1/4" = 1'-0"



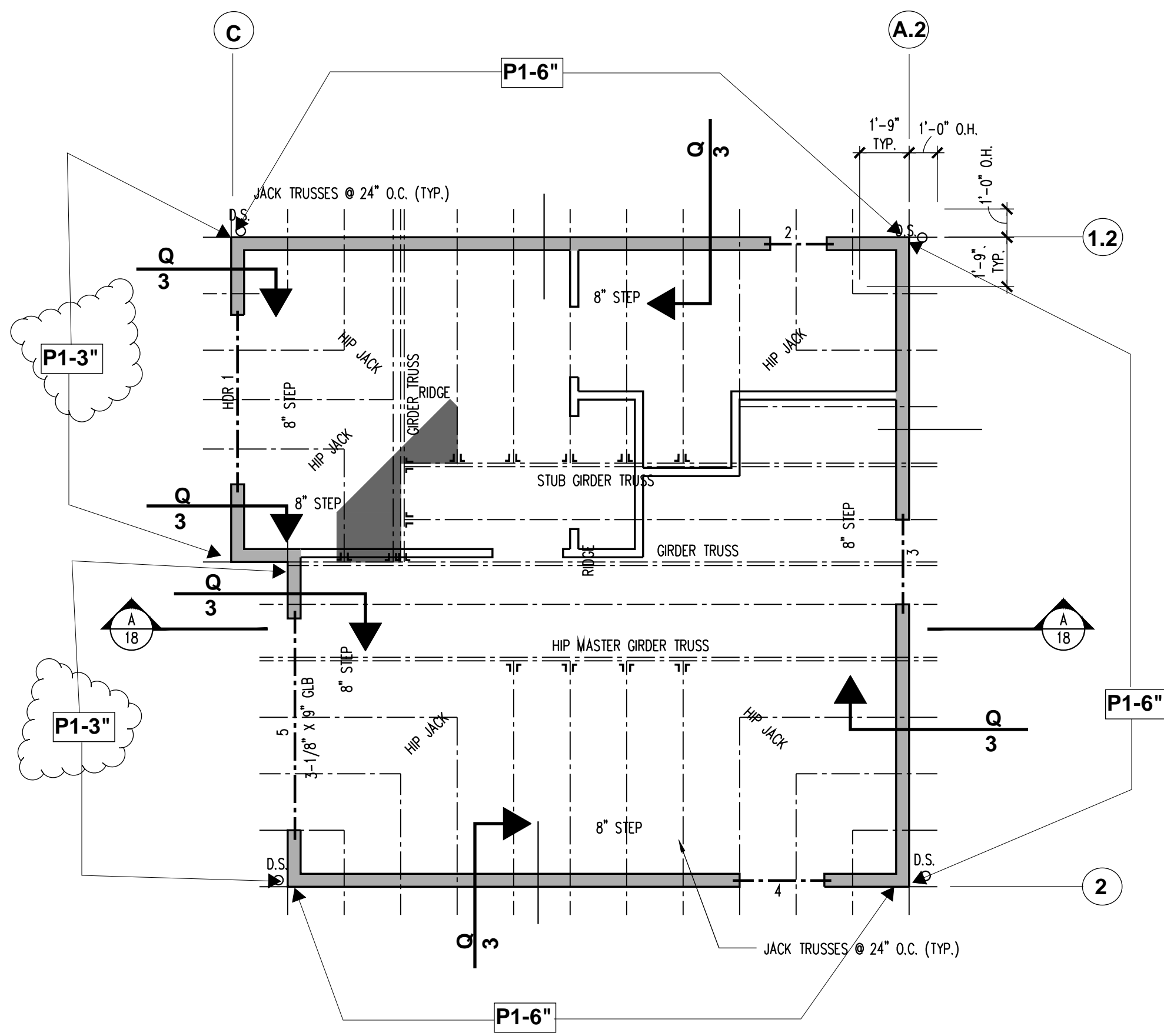
**ADU-Garage Floor Plan**  
SCALE: 1/4" = 1'-0"  
MAIN FLOOR AREA = 0000 S.F.  
GARAGE AREA = 000 S.F.

**SHEAR WALL NOTES - FOUNDATION**

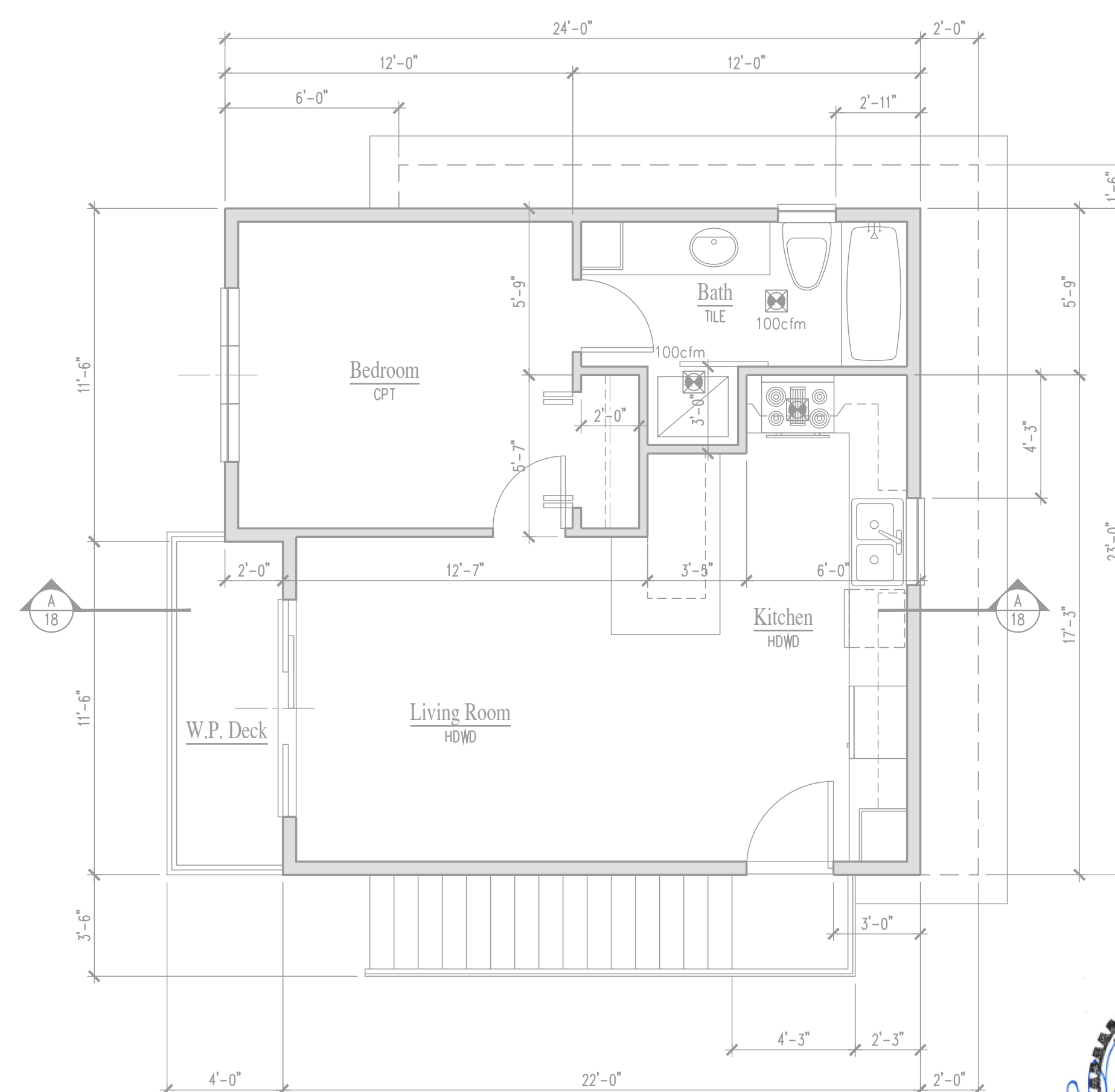
INDICATES 'SIMPSON' HOLDOWN LOCATION (SEE MANUFACTURER'S INSTALLATION REQUIREMENTS). HOLDOWN ANCHORS ARE TO BE INSTALLED AT THE END OF PLYWOOD SHEAR WALL PANELS.  
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, SCHEDULES, ANCHOR BOLT PLACEMENT, AND PRESSURE TREATED SILL SIZES.  
ALL SHEAR WALL PANELS OTHER THAN P1-6\"/>

**SHEAR WALL NOTES - WALLS**

**[PX-X]** INDICATES SHEAR WALL. SEE LEGEND.  
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.  
NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.  
DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.  
THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.  
SOLID BLOCK BELOW SHEAR WALLS ABOVE.  
INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.



**ADU Upper Floor Shear Wall Plan**  
1/4" = 1'-0"



**ADU-Upper Floor Plan**  
SCALE: 1/4" = 1'-0"  
UPPER FLOOR AREA = 0000 S.F.

INCREASE DEPTH OF FOUNDATION AT HOLDOWN ANCHOR BOLTS TO INSURE PROPER CONCRETE COVERAGE.  
SIMPSON STRONG TIE CONNECTORS ARE SPECIFICALLY REQUIRED TO MEET THE STRUCTURAL CALCULATIONS OF THIS PLAN. BEFORE SUBSTITUTING ANOTHER BRAND, CONFIRM LOAD CAPACITY BASED ON RELIABLE PUBLISHED TESTING DATA OF CALCULATIONS. THE ENGINEER OF RECORD SHOULD EVALUATE AND GIVE APPROVAL FOR SUBSTITUTION PRIOR TO INSTALLATION.



revisions  
4/6/21

A Custom Residence for  
**Gregg Petrie**  
2431 60th Avenue SE, Mercer Island WA

**Stephen Tapp**  
Architect / P.E.  
Ph: 206-320-0534  
2339 East Madison Street  
Seattle, Washington

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Sheet Contents:

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Date: 5/13/20  
Job no.: T20D3  
Drawn by: STT  
Sheet no.:

**S-6.0**  
of 8

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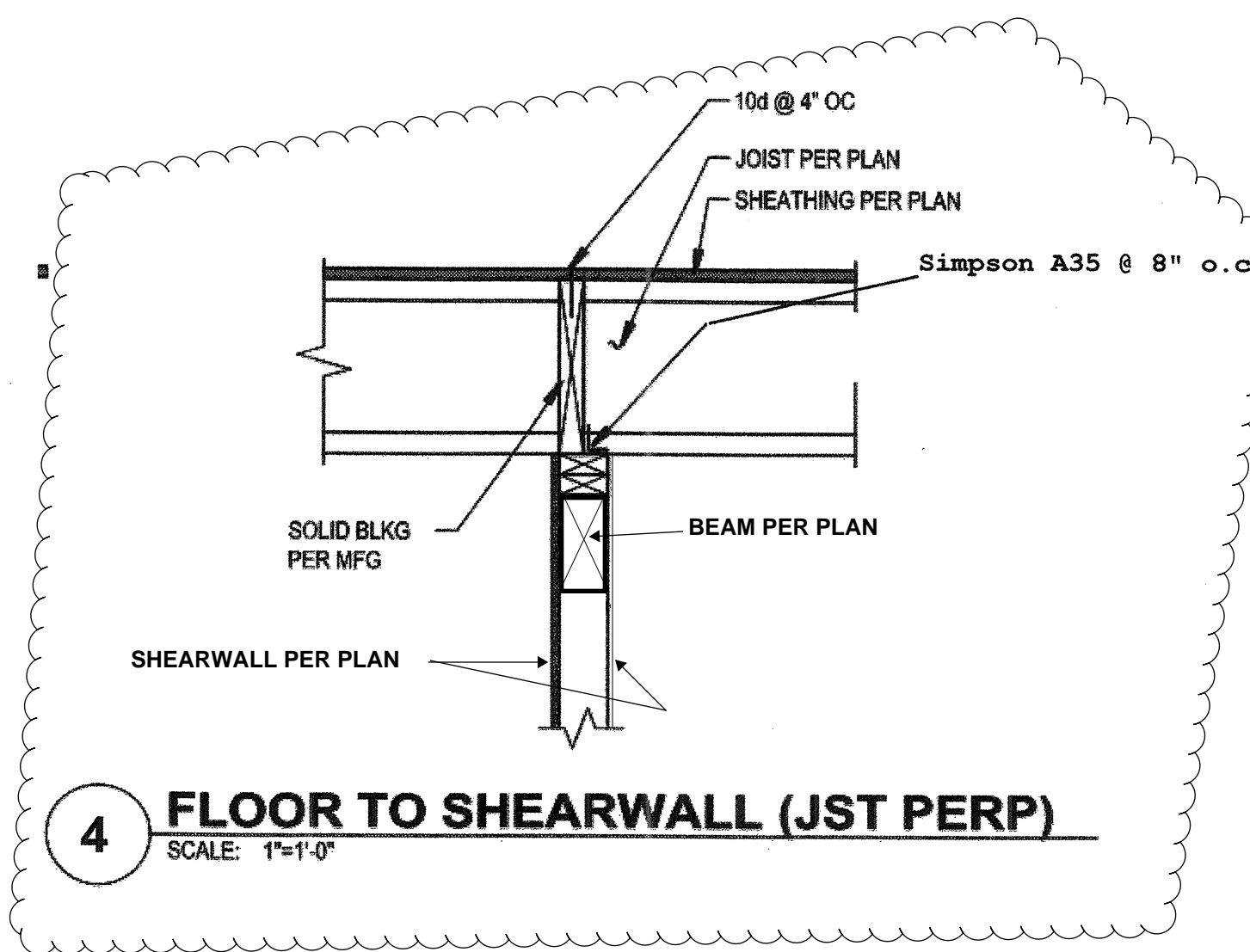
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Drawn by: STT

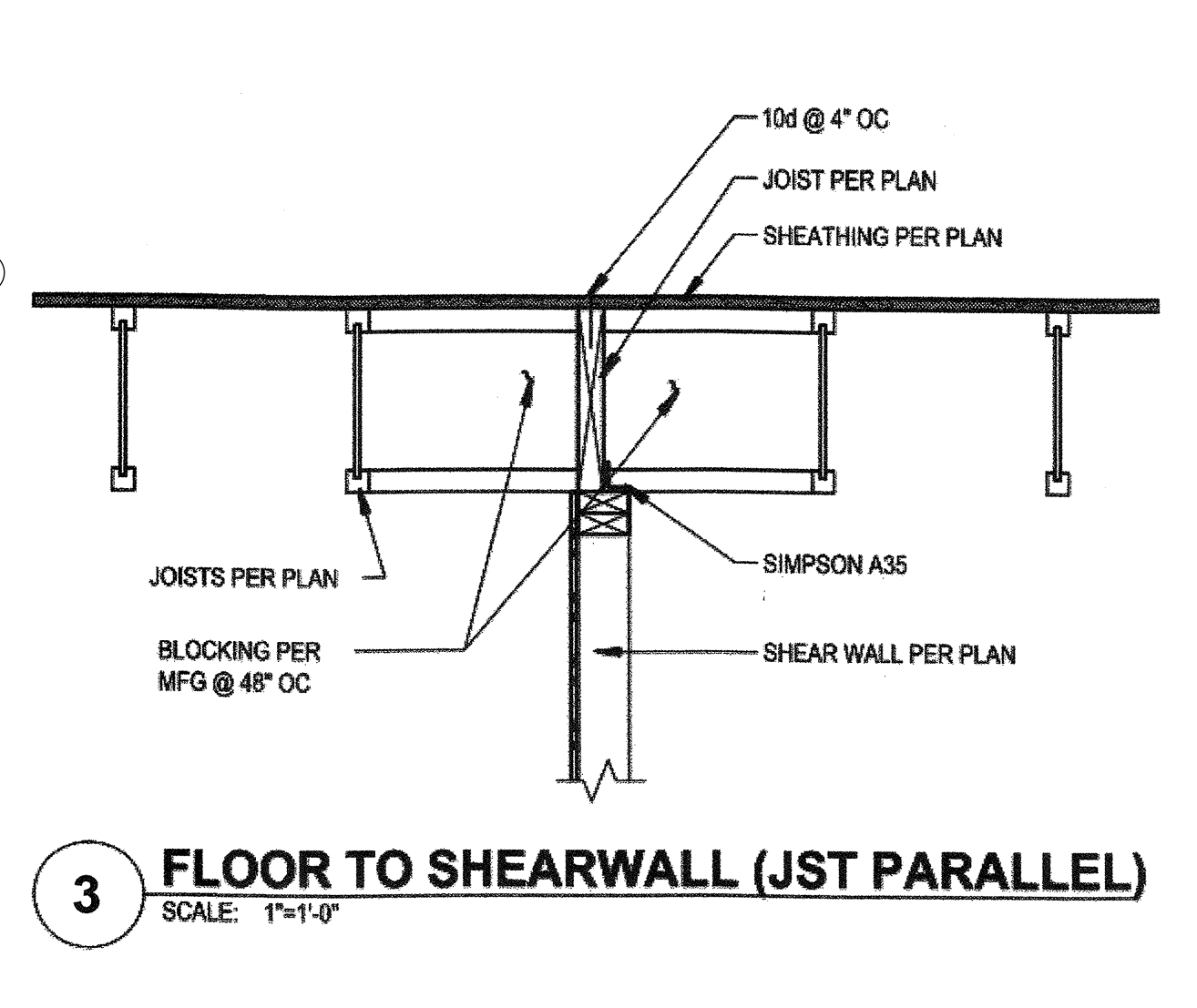
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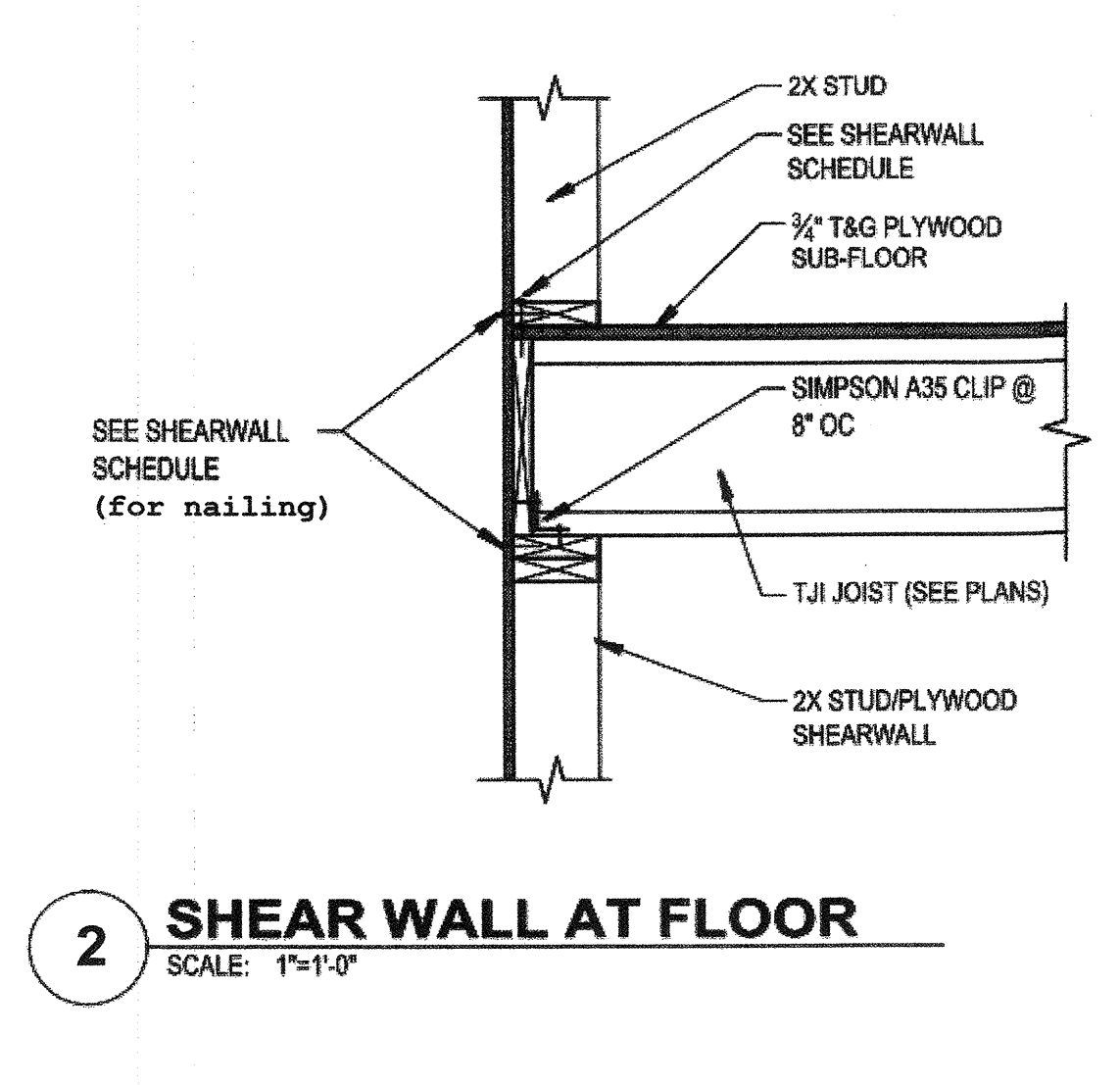
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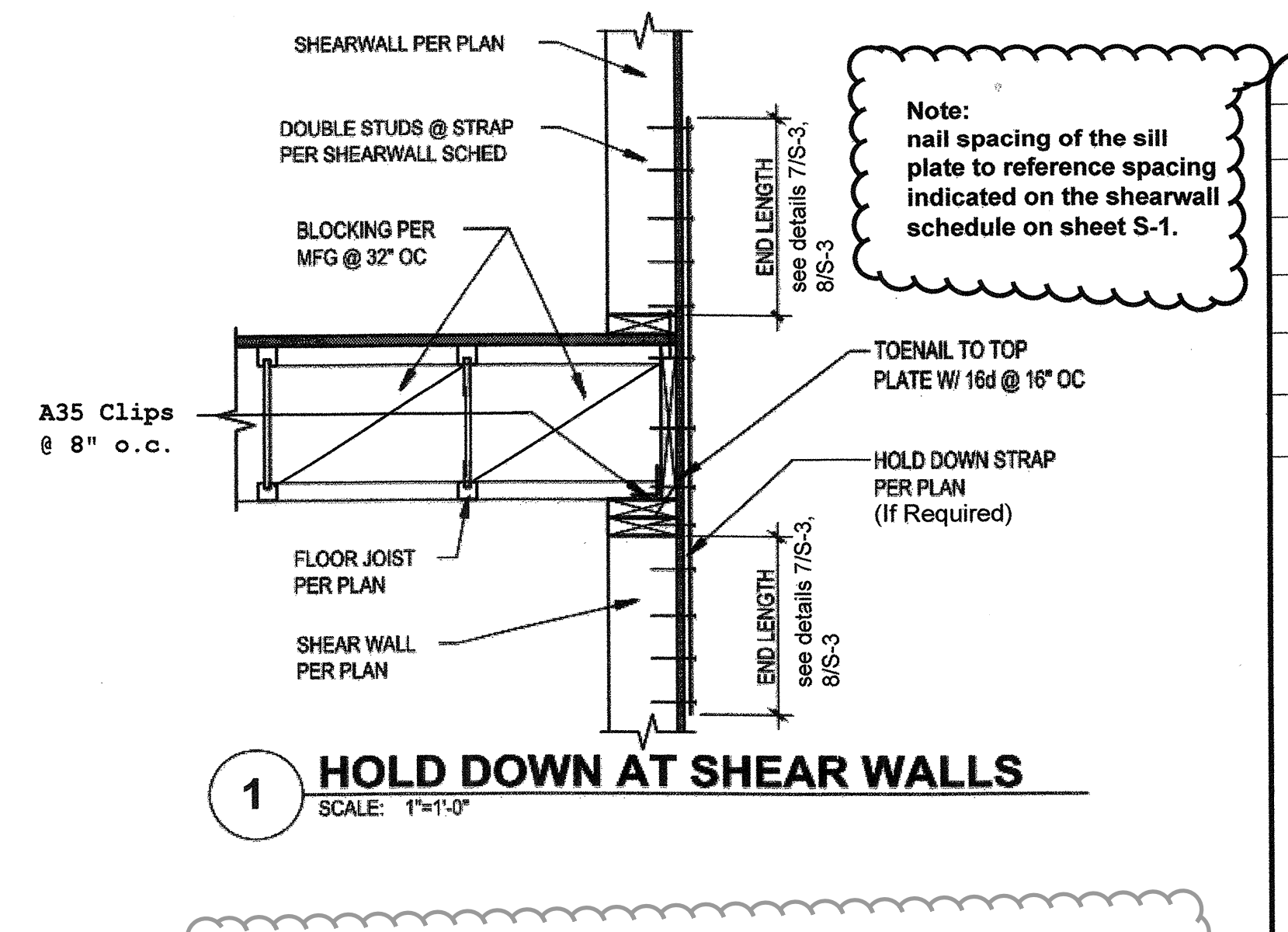
**4 FLOOR TO SHEARWALL (JST PERP)**  
SCALE: 1"=1'-0"



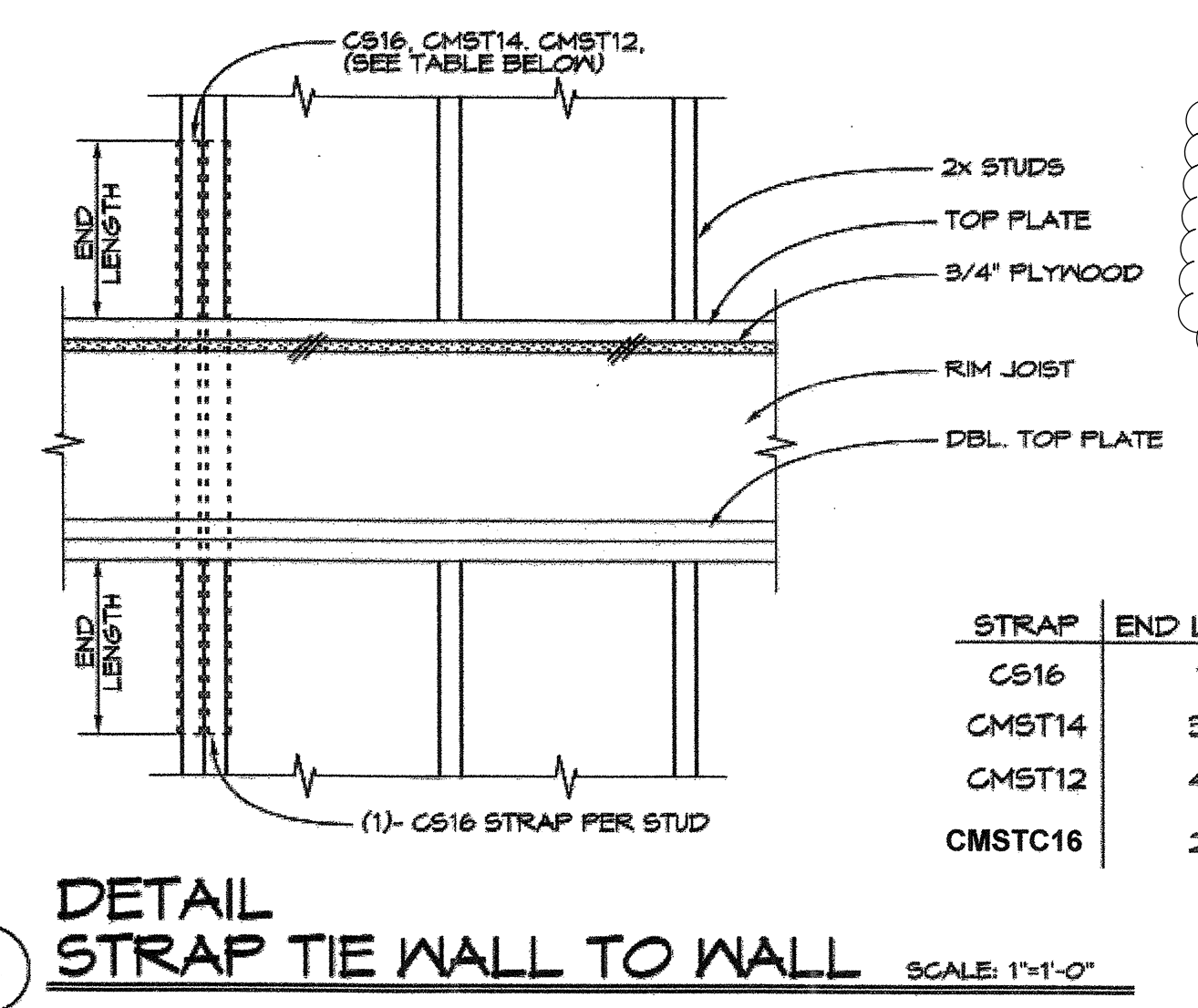
**3 FLOOR TO SHEARWALL (JST PARALLEL)**  
SCALE: 1"=1'-0"



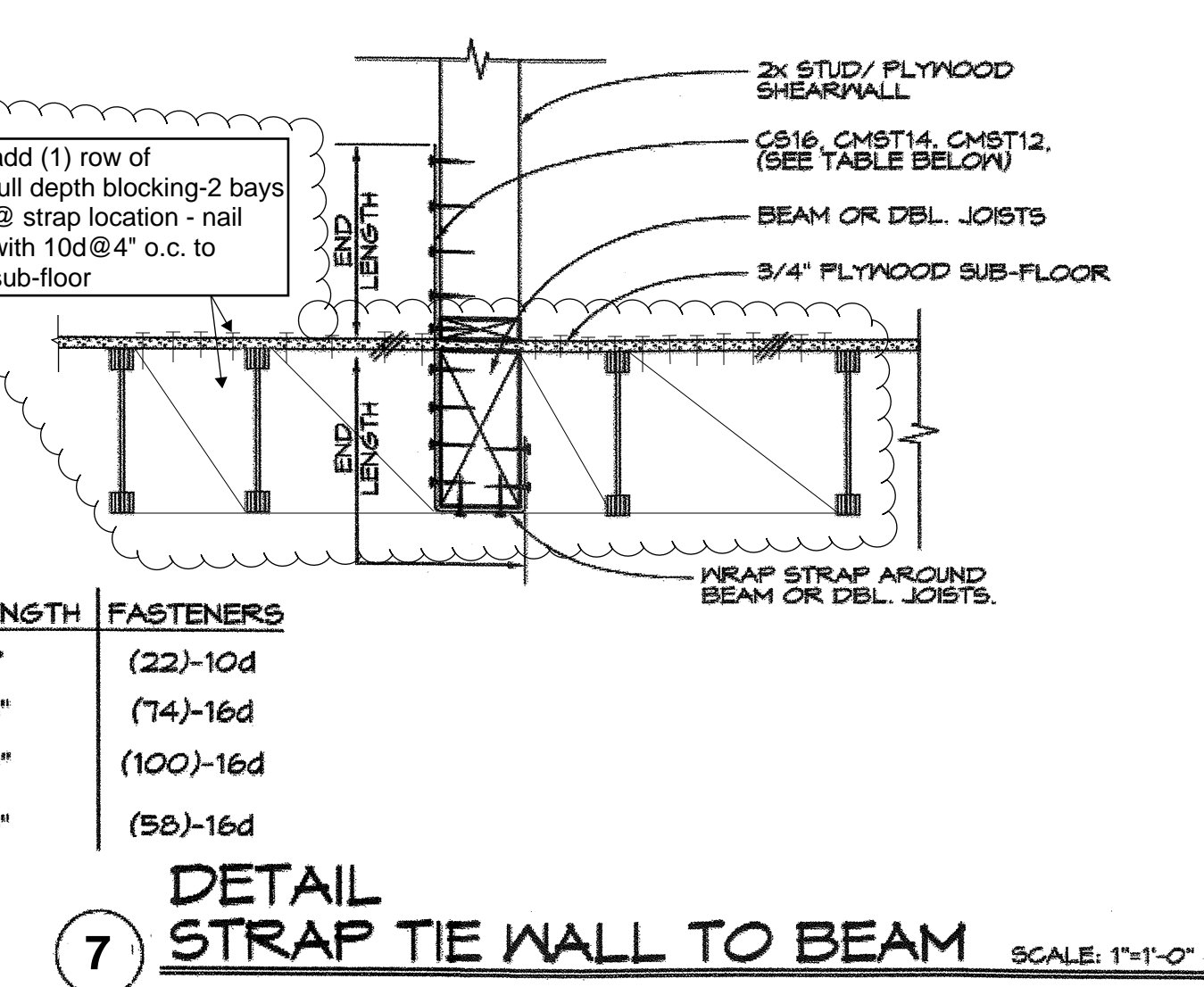
**2 SHEAR WALL AT FLOOR**  
SCALE: 1"=1'-0"



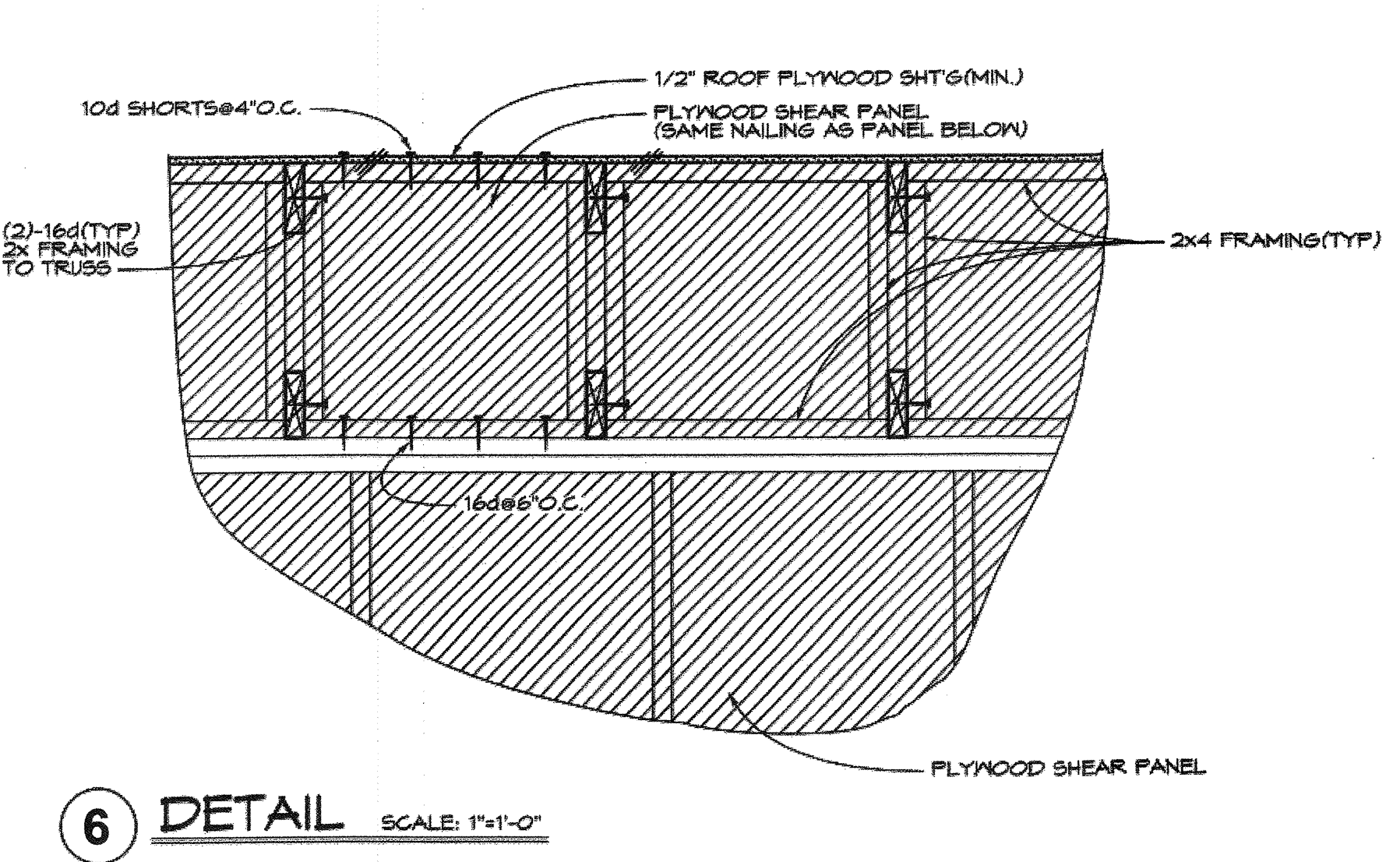
**1 HOLD DOWN AT SHEAR WALLS**  
SCALE: 1"=1'-0"



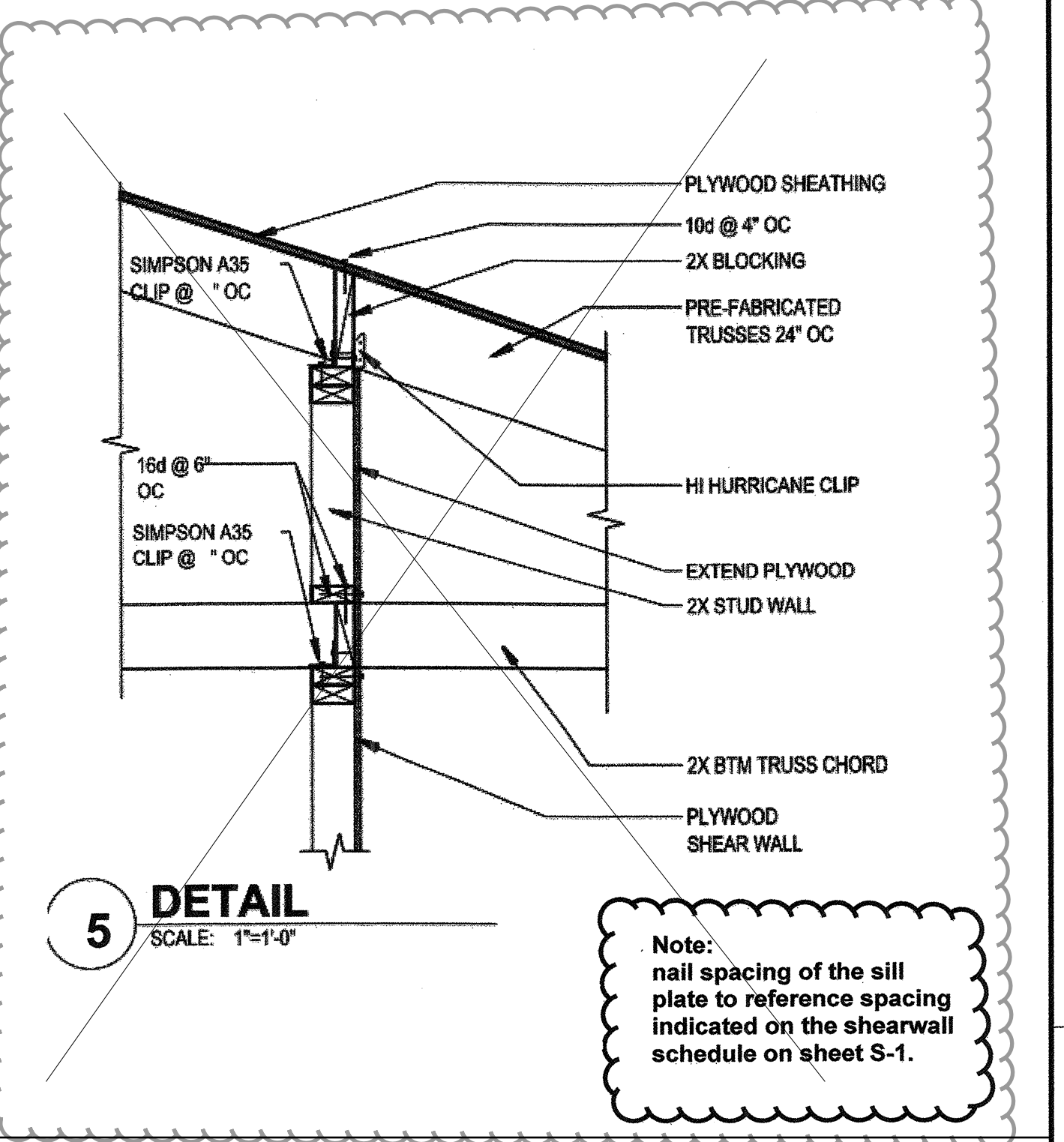
**8 DETAIL STRAP TIE WALL TO WALL**  
SCALE: 1"=1'-0"



**7 DETAIL STRAP TIE WALL TO BEAM**  
SCALE: 1"=1'-0"



**6 DETAIL**  
SCALE: 1"=1'-0"



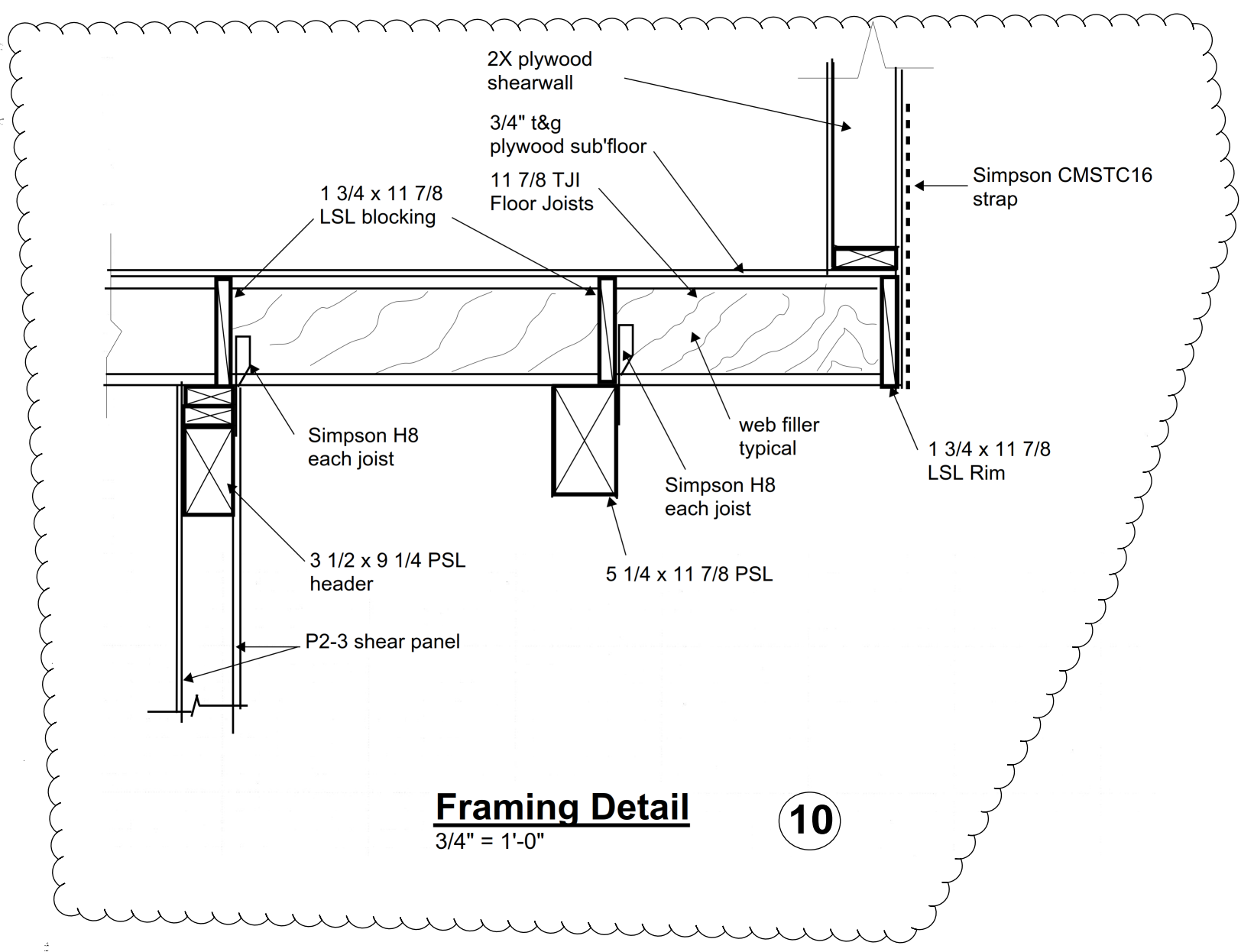
**5 DETAIL**  
SCALE: 1"=1'-0"

**Unbraced Retaining Wall Notes**

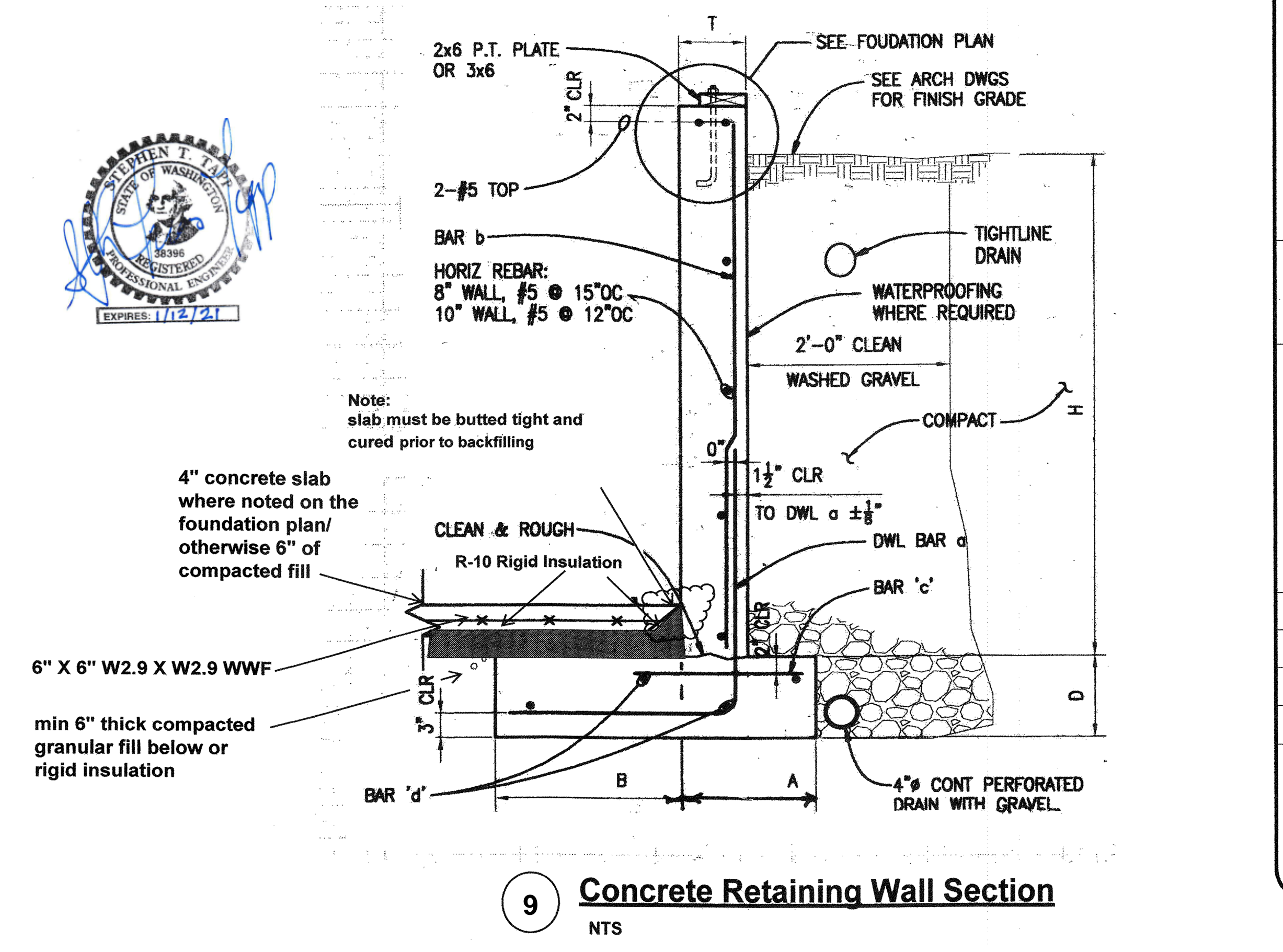
1. CONCRETE STRENGTH  $f_c = 2500$  psi (if not exposed to weather) 3000 psi (if exposed to weather/no special inspection)
2. REINFORCING TO BE GRADE 60.
3. ALL FOOTINGS TO BEAR ON FIRM UNDISTURBED SOIL.
4. PROVIDE CORNER BARS TO MATCH HORIZONTAL REINFORCING BARS AT ALL INSIDE AND OUTSIDE CORNERS.
5. BACKFILL WALL TO ALLOW FOR DEFLECTION BEFORE ATTACHING HORIZONTAL FLOOR DIAPHRAGM.
6. ALLOW SOIL BEAING PRESSURE TO BE 2000 PSF.
7. EQUIVALENT FLUID PRESSURE BEHIND WALL TO BE 40 PCF FOR UNBRACED RETAINING WALLS.
8. ALLOW 28 DAYS MINIMUM FOR CONCRETE TO CURE BEFORE APPLYING LOADS.
9. FRICTION COEFFICIENT TO BE .35.
10. SOIL DENSITY TO BE 120 PCF.
11. CONTACT ENGINEER OF RECORD FOR ANY MODIFICATIONS OR REVISIONS TO THE ORIGINAL DESIGN.

**Retaining Wall Schedule**

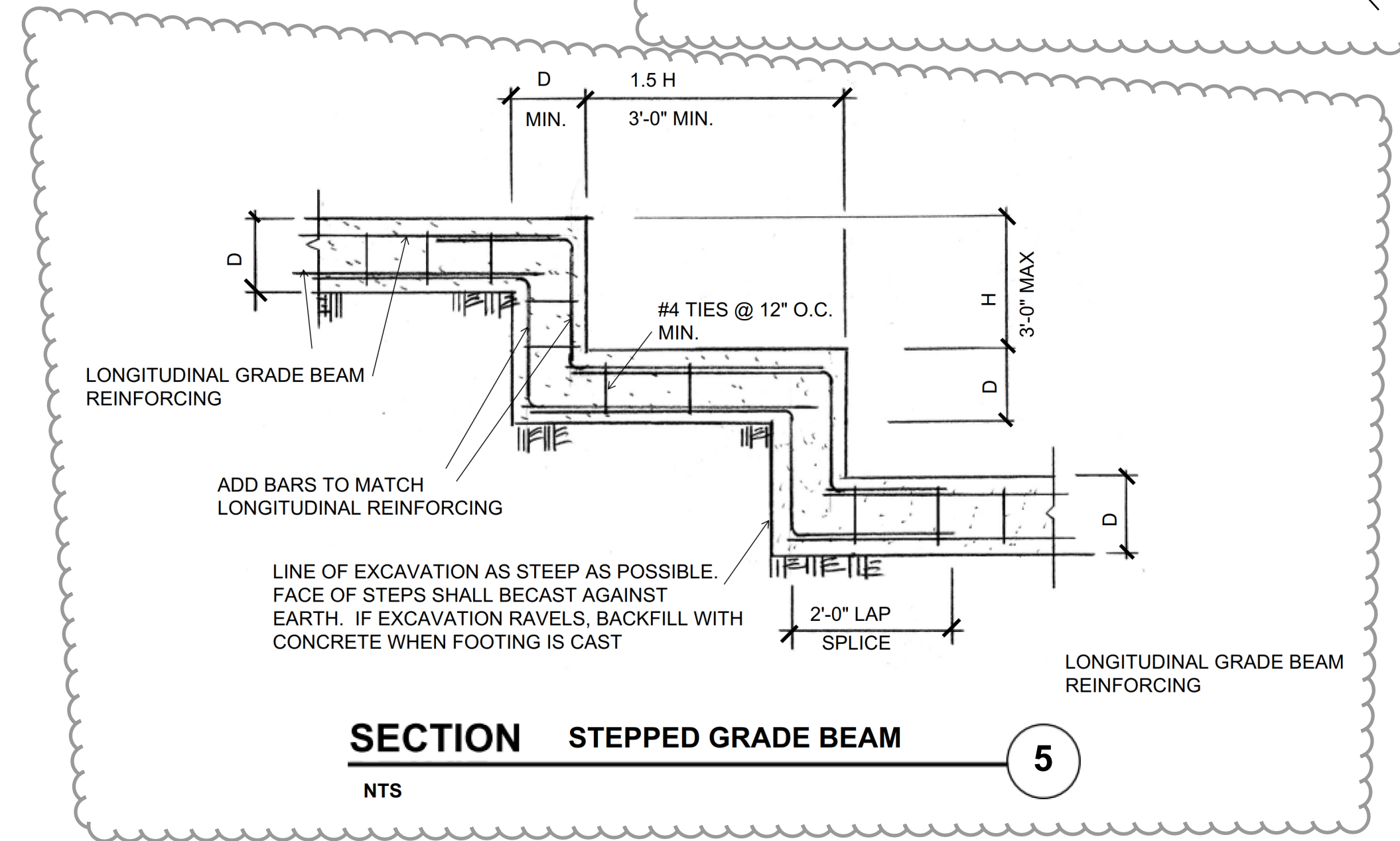
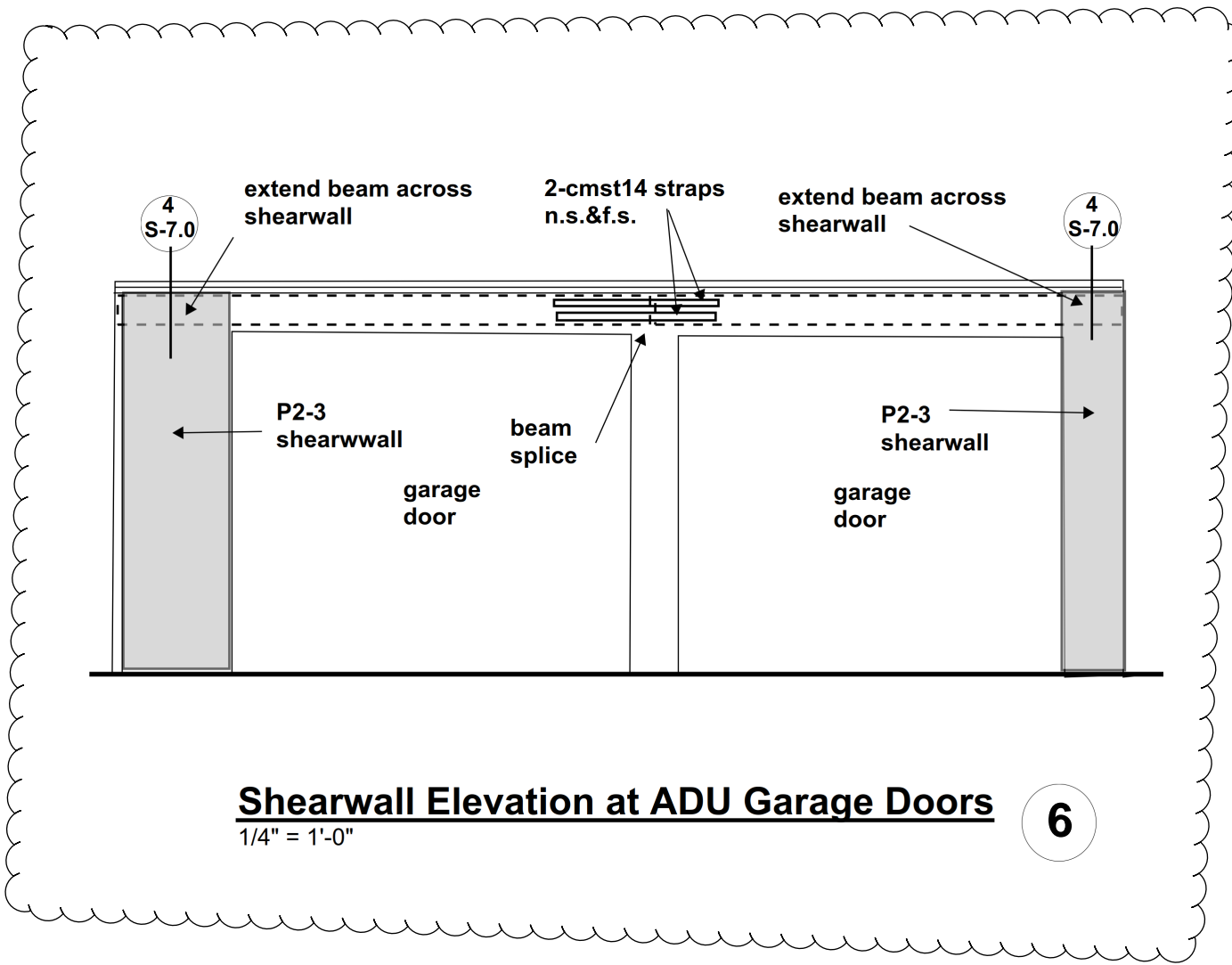
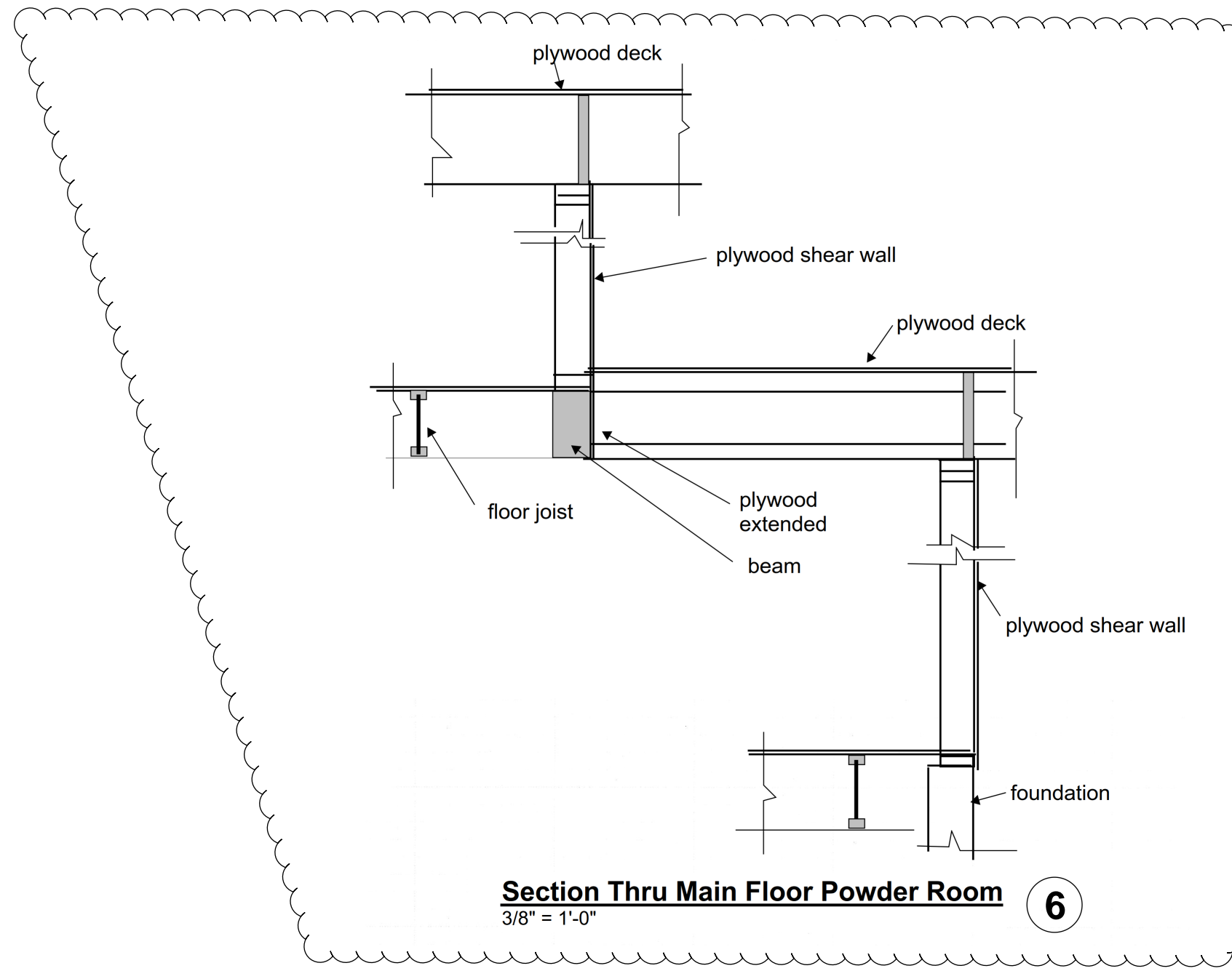
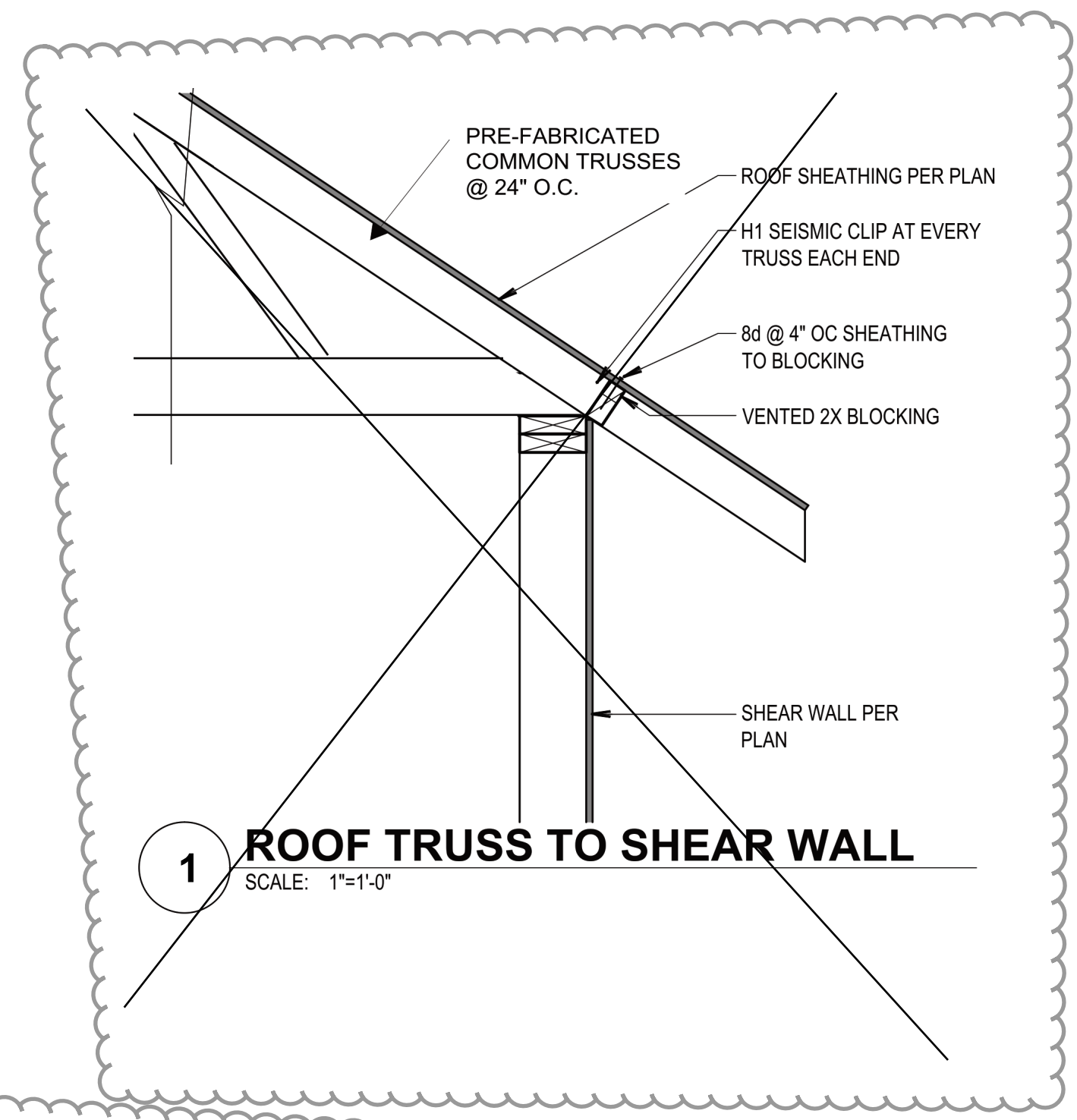
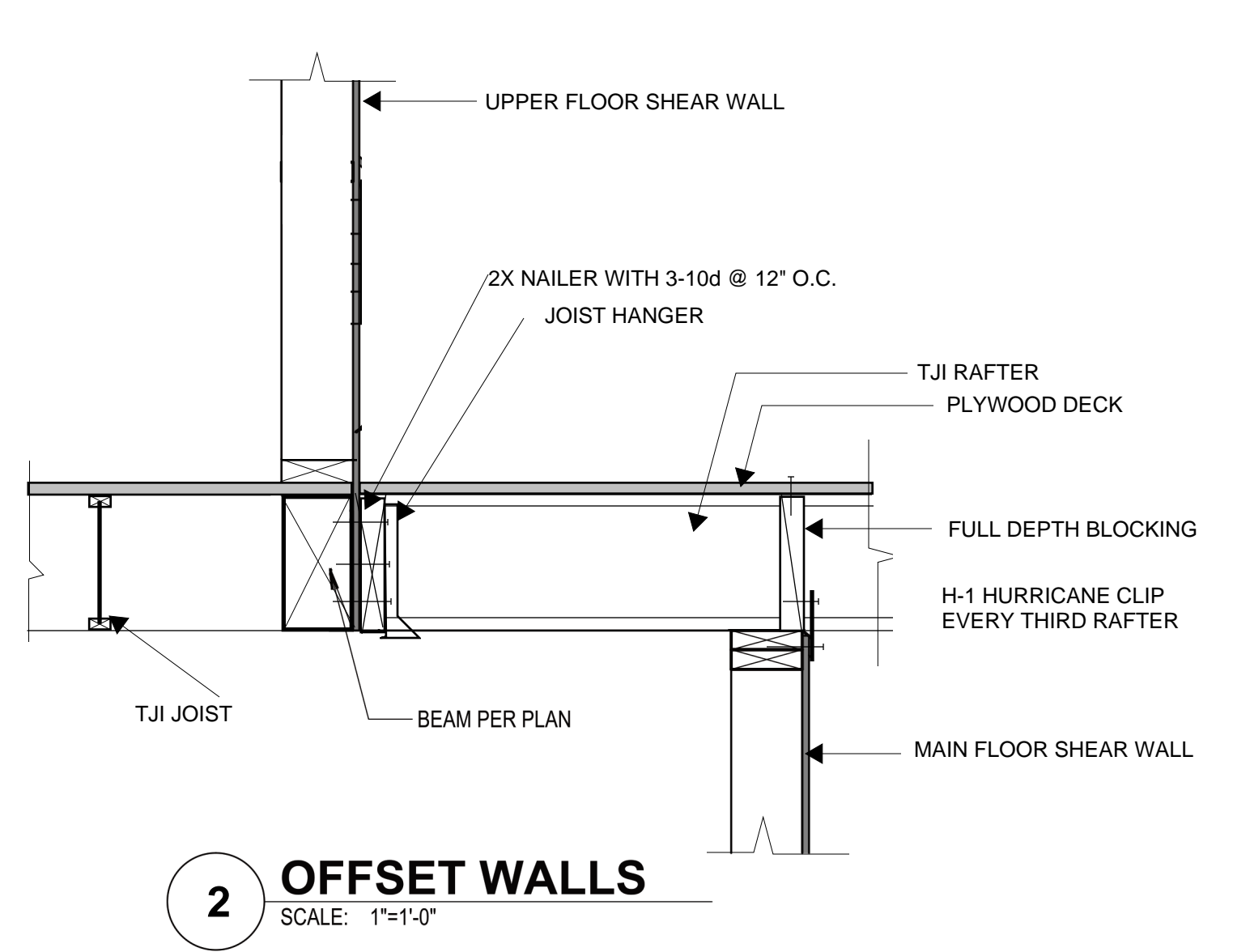
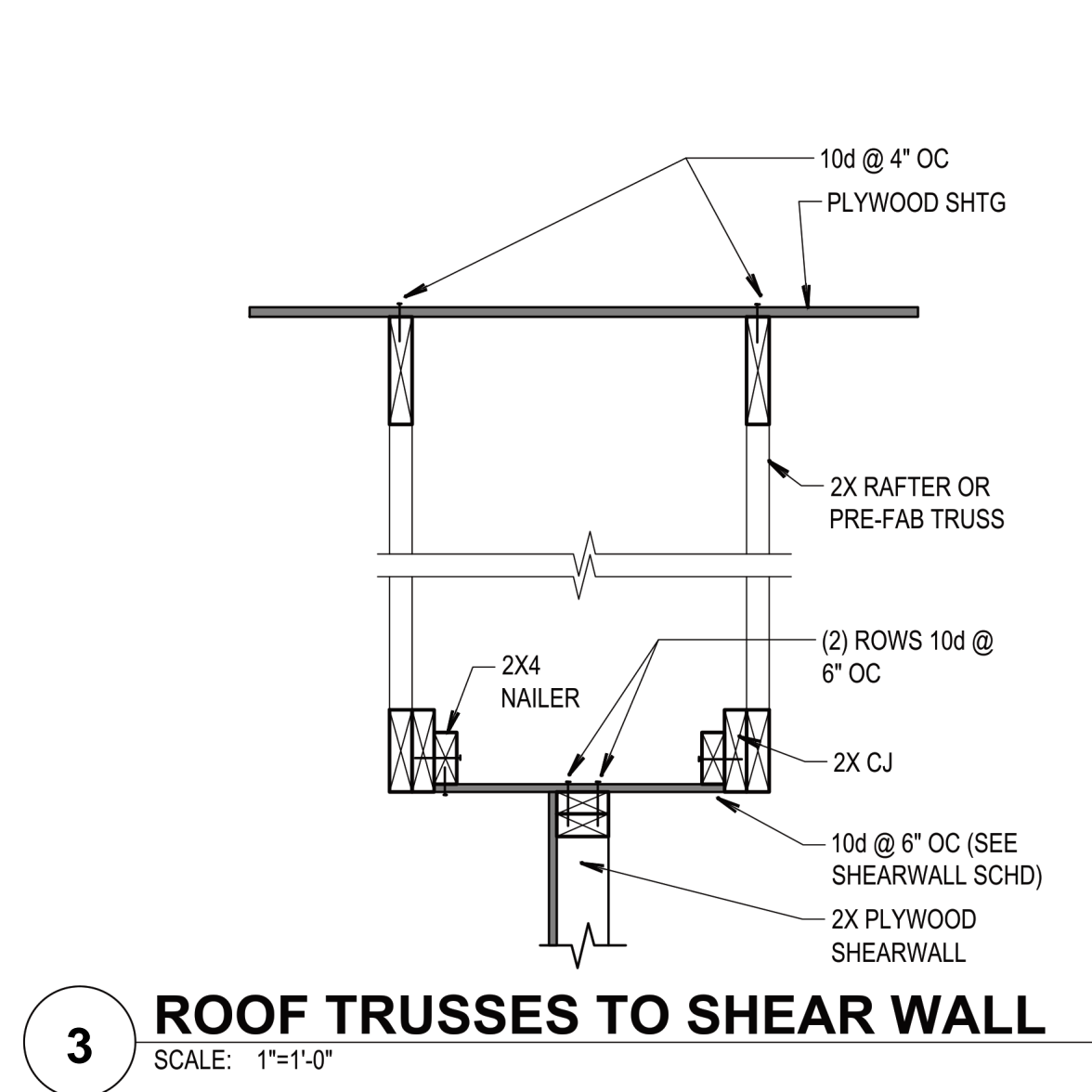
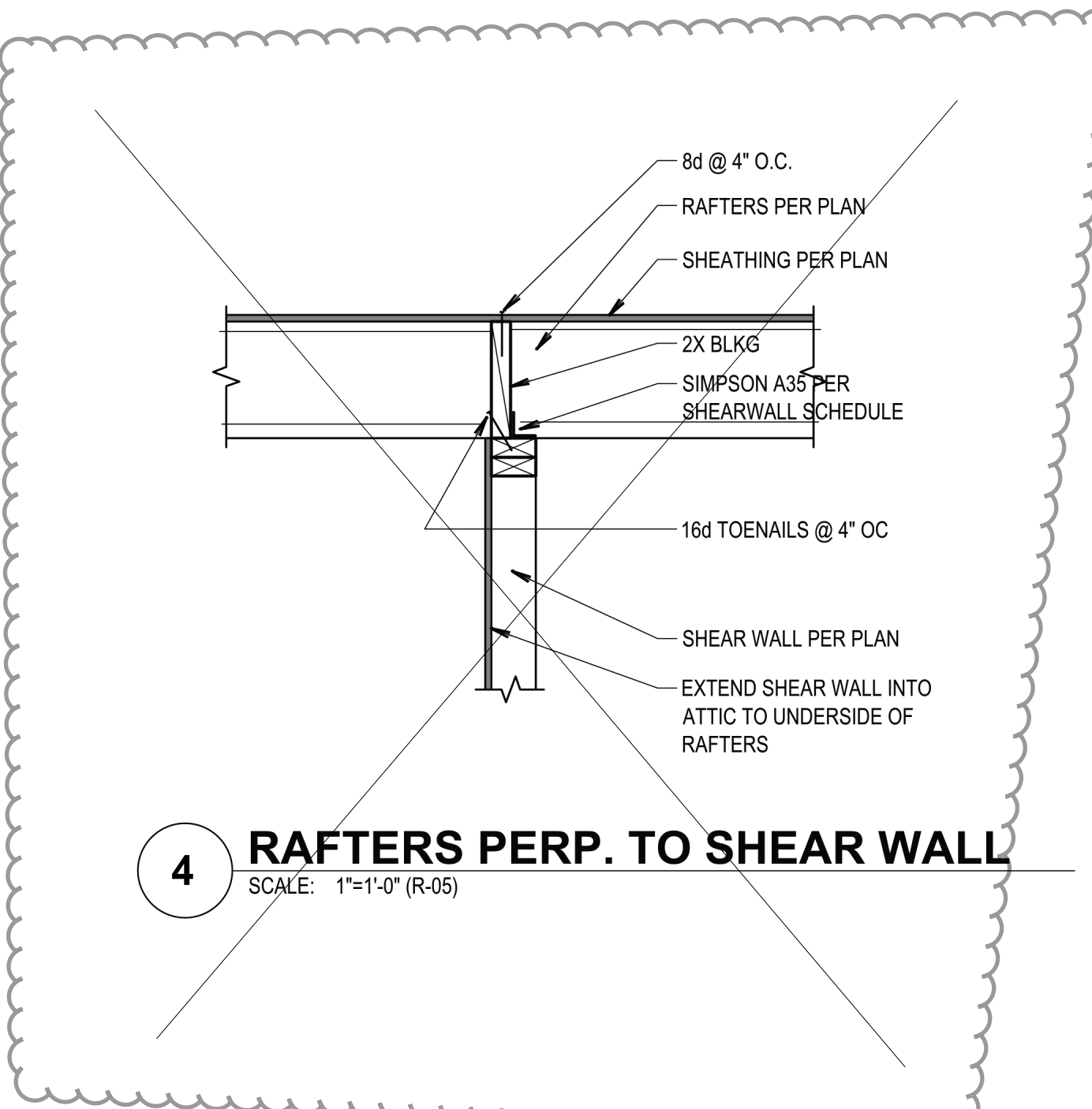
T	H	DOWEL 'a'	BAR 'b'	BAR 'c'	BAR 'd'	L	D	A	B
8"	4'-0"	#5 L <sub>FULL HT.</sub> @ 16" o.c.	-----	#5 @ 16" o.c.	#5(T/B) @ 18" o.c.	3'-3"	12"	1'-3"	2'-0"
8"	6'-0"	#5 L <sub>FULL HT.</sub> @ 12" o.c.	-----	#5 @ 16" o.c.	#5(T/B) @ 18" o.c.	3'-0"	14"	2'-0"	1'-0"
8"	8'-0"	#5 L <sub>2-10"</sub> @ 6" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.	#5(T/B) @ 18" o.c.	4'-0"	14"	2'-6"	1'-6"
8"	10'-0"	#5L <sub>4-3"</sub> @ 6" o.c.	#5 @ 12" o.c.	#5 @ 16" o.c.	#5(T/B) @ 18" o.c.	4'-3"	14"	2'-0"	2'-3"



**Framing Detail**  
3/4" = 1'-0"



**9 Concrete Retaining Wall Section**  
NTS



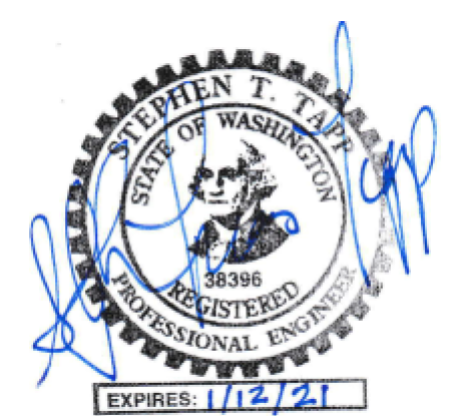
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Sheet no.:



**Code Requirements**  
ASCE 7-16

**Codes**  
2015 IBC  
AISC/ASD Sixteenth Edition  
ACI 318-16  
NDS 2015  
SEAW Rapid Solutions Methodology for Wind Design

**DESIGN LOADS**

**Wind Design**  
ANALYSIS PROCEDURE SEAW RAPID SOLUTIONS METHODOLOGY for WIND DESIGN  
BUILDING CATEGORY = 1  
WIND SPEED = 85 MPH  
EXPOSURE = 'B'  
TOPOGRAPHIC FACTOR Kzt = 1.3

**Seismic Design**  
ANALYSIS PROCEDURE: SEBC EQUIVALENT LATERAL FORCE PROCEDURE"

**Building Design Loads**  
SNOW LOAD = 25 SPF  
ROOF (DL) = 15 PSF, (LL) 25 PSF  
FLOOR (DL) = 12 PSF, (LL) = 40 PSF  
EXTERIOR WALL (DL) = 15 PSF  
INTERIOR WALL = 7.5 PSF  
EXTERIOR DECK (DL) = 15 PSF, (LL) = 65 PSF  
CORRIDORS, STAIRS, EXITS (DL) = 12 PSF, (LL) = 100 PSF

**MATERIAL SPECIFICATIONS**

**Prefabricated Floor Trusses/Floor Joists (if required)**

- > Submit to engineer of record complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.
- > Provide for all temporary and permanent truss and joist bracing and bridging (per manufacturer's recommendations).
- > Store and erect trusses in accordance with the manufacturer's details and installation recommendations.
- > Substitution in prefabricated assemblies to be approved by engineer of record prior to installation.
- > Plywood to be glue nailed to top flange of prefab floor joist or truss.
- > Provide additional web reinforcing at TJI joists at or over supports.

Floor Loads (See loading table above)

**Wood Notes**

- > New exterior walls to be framed with 2 x 4 or 2 X 6 studs @ 16" O.C. (unless noted otherwise).
- > New interior walls to be framed with 2 x 4 studs @ 16" o.c. (unless noted otherwise).
- > All frame nailing shall be in accordance with Table No. 2304.9.1, 2015 IBC
- > When a girder is spliced over a support, an adequate tie shall be provided.
- > Provide solid blocking over all supports.
- > Provide fire blocking within framing cavity at 10'-0" vertically and horizontally). Fire stop openings around vents, pipes, ducts, chimneys, etc. with non-combustible materials.
- > Framing anchors shall be provided to support joists which frame into the side of a wood girder or framing band.
- > Wood members shall have sufficient bearing area based on allowable values for compression perpendicular to grain per 2001 NDS.
- > Provide double joists under all interior bearing walls.
- > Where boring through studs is required for plumbing or electrical wiring in bearing walls use 2 X 6 or double 2 X 4 studs.
- > All joists, studs, blocking, bracing, and rafters shall be Hem Fir #2 or better; Fb = 850 psi ( 1000 psi repetitive), Fv = 75 psi E = 1, 300,000

- > All sawn beams, headers, posts, lintels, and girders which are 4" nominal width shall be Doug-Fir Larch #2 or better; Fb = 850 psi, Fv = 95 psi, E = 1, 600,000.
- > All sawn beams, headers, posts, lintels, and girders which are 6" nominal width shall be Doug-Fir Larch #1 or better; Fb = 850 psi, Fv = 85 psi, E = 1, 600,000.
- > All glue-laminated timbers to be kiln dried Doug-Fir top and bottom (24 F-V-4) for simple span beams; (24 F-V8) for multiple span or cantilever beams. Fb = 2400 psi, Fv = 165 psi, E = 1,800,000.
- > All framing lumber shall be kiln dried to a maximum 19% moisture content prior to installation.
- > Steel framing accessories and structural fasteners shall be as manufactured by Simpson Company (or approved equal). Connectors shall be installed in accordance with manufacturer's recommendations. Provide all plan designated manufacturer's connectors.
- > Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.

**Holdowns**

> Holdowns to be by Simpson Company or equal. Any substitutions in hardware manufacturer must be approved by the Engineer of Record prior to installation.

**Plywood Notes**

- > All plywood shall be installed per American Plywood Association standards.
- > All plywood shall be A.P.A rated C-D Struct 1(min.).
- > All panel edges to occur with long edges over wood supports, short edges to be blocked.
- > All roof plywood to be ½" thick with span rating 24/0.
- > Nail panels with 10d common nails at 12" o.c. in the field, 6" o.c. at all panel edges. Nail at 4" o.c. to all exterior walls and other shear walls.
- > All floor plywood to be min ¾" thick with span rating 32/16.
- > Nail panels with 10d. galv. nails at 6" o.c. at panel edges, 12" o.c. in the field. See Shear wall schedule for nailing patterns shear walls.
- > At floor sub-floor glue floor plywood to floor joists with an approved elastomeric adhesive suitable for use in wet weather.
- > See shear wall schedule and notes for wall plywood and nailing schedule.
- > All plywood at waterproof decks to be pressure treated.
- > Plywood floor and roof sheathing shall be laid up with face grain perpendicular to supports.
- > All floor plywood shall be glue nailed to supporting joist in accordance with the American Plywood Association. Glue shall meet the requirements of Adhesive Specification AFG-01.

**Concrete/Foundation Notes**

- > Foundation design is in accordance with chapter 19 of the 2015 IBC
- All work shall be performed in accordance with all current building and safety codes.
- > Concrete strengths shall be verified by standard 28-day cylinder tests, unless approved otherwise.
- > Anchor bolts to be 5/8" diameter with 10" embedment @ 48" o.c. (see shear wall schedule for anchor bolt size and spacing at other than P1-6" shearwalls). All anchor bolts to be ASTM A-307.
- > ALLOWABLE SOIL BEARING PRESSURE = 15000 PSF
- > Backfill behind unbraced retaining walls prior to attaching floor diaphragm.
- > Exterior footings to be entrenched a minimum of 18" below existing grade and bear on firm undisturbed soil.
- > All reinforcing bars to be Grade 60 deformed bars. The tie wire is to be 16 Ga. double annealed wire. Lap all reinforcing 36 diameters. At corners of walls extend horizontal bars 2" from outside face of wall and lap with elbow bars of 30 diameters at the same size and spacing. Provide 2-#5 bars around all wall openings. Provide footing dowels to match vertical reinforcing.

**Concrete cover**

3"	concrete poured against earth
2"	formed concrete with earth backfill
1 1/2"	outside face of walls exposed to weather, slabs on a moisture barrier
1"	walls, outside face

> Provide 4" diameter perforated PVC drain in granular fill at the base of all new exterior footings (existing and new).

**Concrete mix**

Mix design shall be in conformance with ACI-318-99. Submit mix designs to engineer of record 2 weeks prior to placement indicating where each concrete mix is used and the maximum aggregate size.

type	f'c	max.water/cem.ratio	min. non-air ent.	air ent.	sks/cu.yd.
figs		.65	.42	6	
found.walls	2500				
slab on grade	3000	.65	.50	5 ½	

- > Water reducing mixtures may be incorporated into the mix designs in accordance with ASTM C 494 and manufacturer's recommendations.
- > Water/Cement ratio shall be measured by weight and shall be based on the total cementitious material. Water/Cement ration shall be determined by the supplier based on the strength requirements and shall not exceed the maximum water/cement ratio shown above.

**Holdowns**

- > Contractor will call for inspection prior to placing any footing and foundation wall concrete.
- > Provide rigid insulation around the perimeter of all slabs within heated spaces.
- > Permanent cut and fill slopes should not exceed 2:1 (H:V).
- > All reinforcing shall be detailed in accordance with ACI detailers manual.
- > All excavations shall be adequately barricaded and marked.
- All work area and surfaces shall be cleaned upon completion of the project. All debris and waste materials shall be removed off the site to an approved disposal area by the contractor.
- Use air -entrained (3%-6%) in all flat work exposed to weather.- Master flow 928 or equal.
- > Provide minimum of 1/2" air space between non-pressure treated wood and concrete, or provide waterproofing membrane between concrete and non-pressure treated wood.
- > Top of concrete to be field verified by contractor.
- > Contractor to field verify existing grade cut and soil conditions with before proceeding with concrete retaining wall forming and reinforcing steel placement.
- > Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
- > In the case of discrepancies between the drawings and the anticipated field conditions the contractor shall notify the architect before proceeding with construction.
- > DO NOT SCALE the architects or engineer's drawings -- noted dimensions take precedence over scaled dimensions.

**Fasteners**

Fasteners for pressure treated wood must be ZMAX hot dipped galvanized (G185) or stainless steel.

**Prefabricated Roof Trusses (if required)**

- > Submit complete shop drawings and calculations stamped by a Washington State registered professional engineer for approval prior to fabrication.
- > Design for the spans and conditions shown on plans.
- > Deflections under total loads not to exceed L/360.
- > Provide for all temporary and permanent truss bracing and bridging.
- > Store and erect trusses in accordance with the manufacturer's recommendations.

Roof Dead Load = (15 psf)  
Live Load = (25 psf)  
Bottom chord Dead Load = 7 psf  
Top Chord uplift = 7 psf

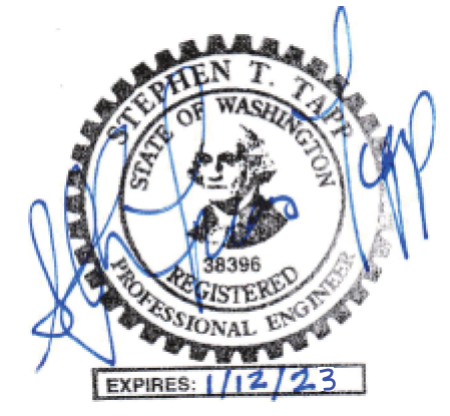
**STRUCTURAL STEEL/WELDING**

STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 22 OF THE 2015 IBC. SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER OF RECORD.  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ERECTION AIDS AND JOINT PREPARATIONS THAT INCLUDE BUT ARE NOT LIMITED TO ERECTION ANGLES, LIFT HOLES AND OTHER AIDS, WELDING PROCEDURES REQUIRED ROOF OPENINGS, ROOF FACE DIMENSIONS, GROOVE ANGLES, BACKING BARS, SCOPES, SURFACE ROUGHNESS VALUES AND UNEQUAL PARTS.  
EXPANSION BOLTS SHALL BE ICBO APPROVED AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.  
UNLESS OTHERWISE SPECIFIED ON DRAWINGS OR DETAILS, SIZE AND EMBEDMENT DEPTHS SHALL BE APPROVED THE THE ENGINEER OF RECORD.

**MATERIALS**  
STRUCTURAL STEEL ATM A 992GRADE50  
CONNECTION MATERIAL, ASTM A 36  
EMBEDDED ITEMS,  
CHANNELS, ANGLES, BASE PLATES  
STRUCTURAL TUBES ASTM A 500, GRADE B  
STRUCTURAL BOLTS ASTM A 325-N  
WOOD CONNECTION BOLTS ASTM A 307  
ANCHOR BOLTS ASTM A 307  
THREADED RODS ASTM A 36  
WELDING ELECTRODES 70ksi, LOW HYDROGEN

BEAM CAMBER NOTED ON DRAWINGS IS THE UPWARD CAMBER REQUIRED IN THE BEAM AS DELIVERED TO THE JOB SITE. THE CONTRACTOR SHALL CONSIDER CAMBER LOSS DUE TO SHIPPING AND HANDLING.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM A 123. ALL FIELD WELDS ON GALVANIZED MATERIAL SHALL BE COATED WITH BRUSH APPLIED ZINC-RICH PAINT COMPLYING WITH ASTM A 780 (GALVACON OR EQUIVALENT).



**Petrie Pool Terrace**  
2431 60th Avenue SE  
Mercer Island, Washington

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Date: 3/22/21

Job no.: T21C4

Drawn by: STT

Sheet no.:

**S-1.0**

**Shear Wall Notes - Walls**

PX-X INDICATES SHEAR WALL. SEE LEGEND.  
SEE SHEAR WALL SCHEDULE FOR SHEAR WALL NOTES, ANCHOR BOLT PLACEMENT, PRESSURE TREATED SILL SIZES, AND INSTALLATION DETAILS.  
NOTIFY ENGINEER OF ANY REVISIONS TO SHEAR WALL OR FIELD MODIFICATIONS DUE TO UNFORESEEN CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION.  
DIAPHRAGM SHEATHING NAILS SHALL BE DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.  
THE FASTENERS USED IN THE SHEAR WALL DESIGN ARE 10d COMMONS OR 10d GALVANIZED BOX NAILS. ANY FASTENER SUBSTITUTION WILL HAVE TO BE REVIEWED BY ENGINEER PRIOR TO CONSTRUCTION.

SOLID BLOCK BELOW SHEAR WALLS ABOVE.  
◆ INDICATES SHEAR WALL TIE DOWN STRAP BETWEEN THE SHEAR WALL ABOVE AND THE FRAMING ABOVE OR THE WALLS BELOW.

**Shear Wall Notes - Foundation**

(▲) indicates 'Simpson' holdown location (see manufacturer's installation requirements). Holdown anchors are to be installed at the end of plywood shear panels.

See Shear Wall Schedule for shear wall notes, schedules, anchor bolt placement, and pressure treated sill sizes.

All shear wall panels other than P1-6" are to be installed with pressure treated 3X sills.

All holdown 4X or 6X posts to be Doug fir #2 or better.

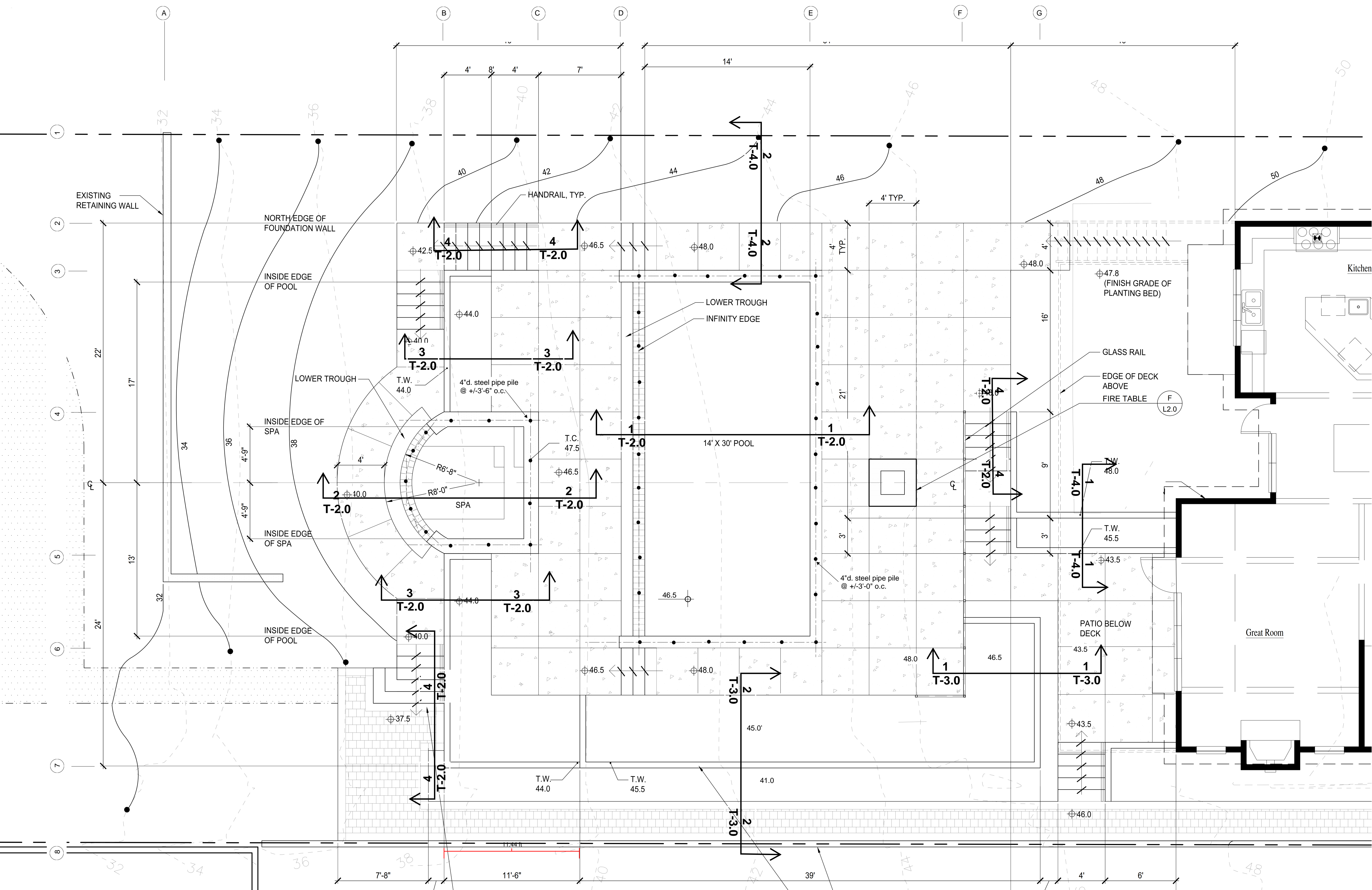
Anchor bolts to be minimum 5/8"d. X 10" @ 48" o.c. (unless noted otherwise in Anchor Bolt Shear Wall Schedule, Sheet #S-1).

Concrete strength f'c = 3000 psi for concrete exposed to the elements.  
Concrete strength f'c = 2500 psi for concrete not exposed to elements.

Notify engineer of any revisions to shear wall or holdown plan or field modifications due to unforeseen conditions before proceeding with construction.

Increase depth of foundation at holdown anchor bolts to insure proper concrete coverage.

Simpson Strong Tie connectors are specifically required to meet the structural calculations of this plan. Before substituting another brand, confirm load capacity based on reliable published testing data of calculations. The Engineer of Record should evaluate and give approval for substitution prior to installation.



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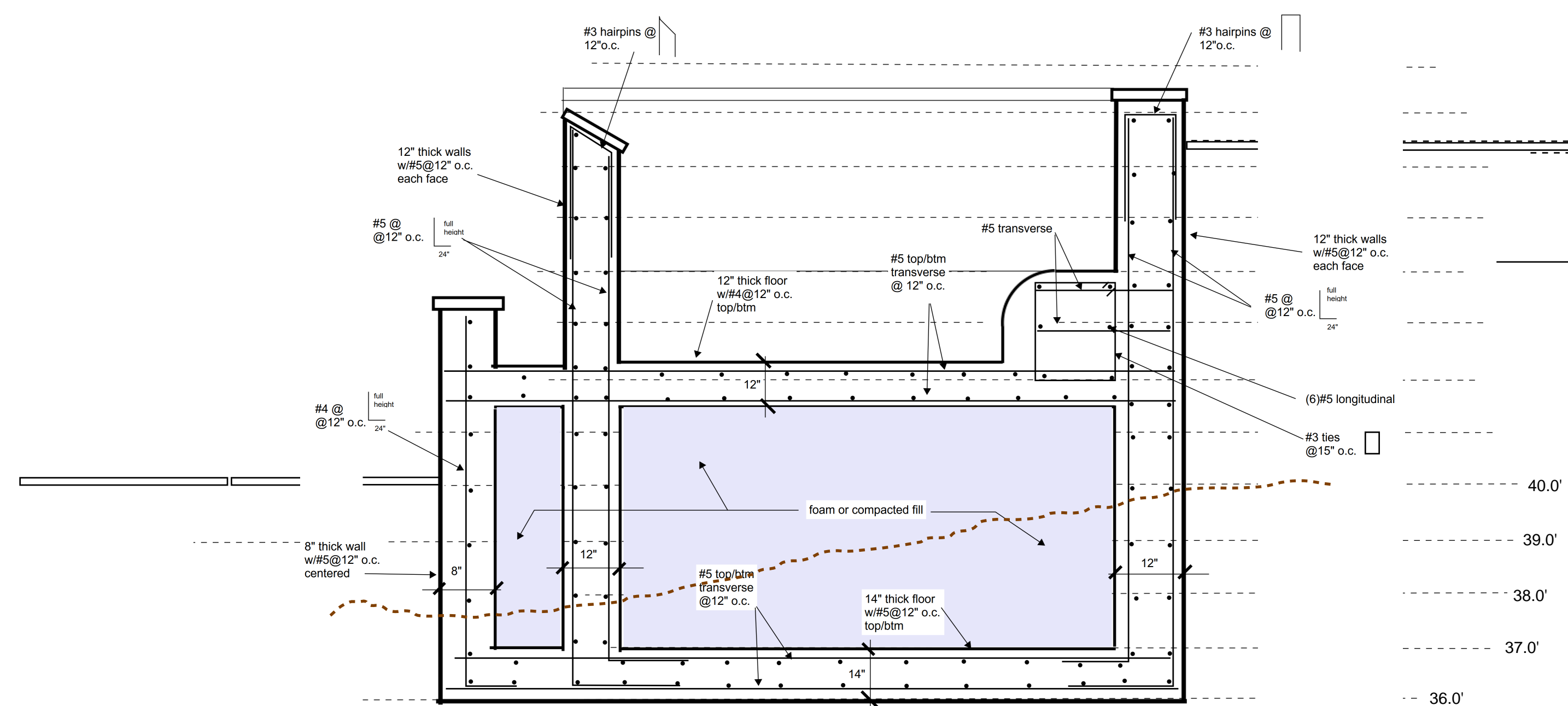
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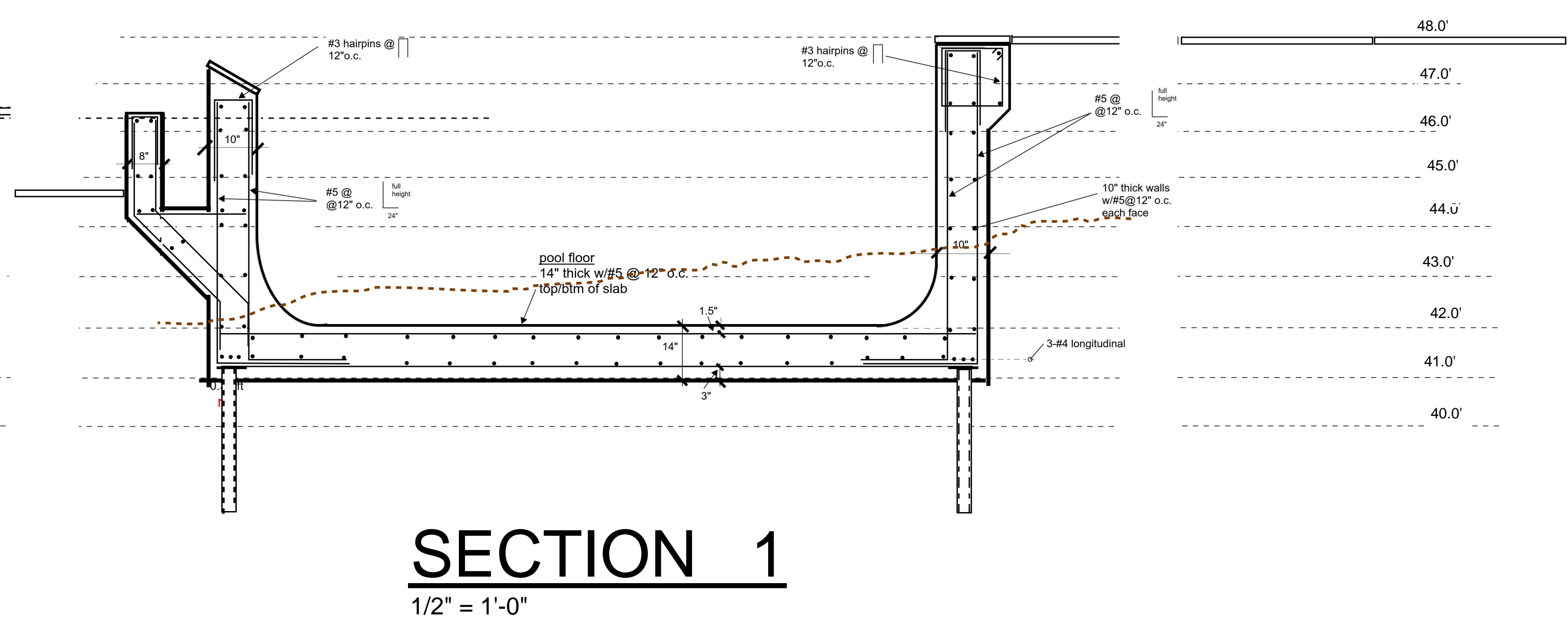
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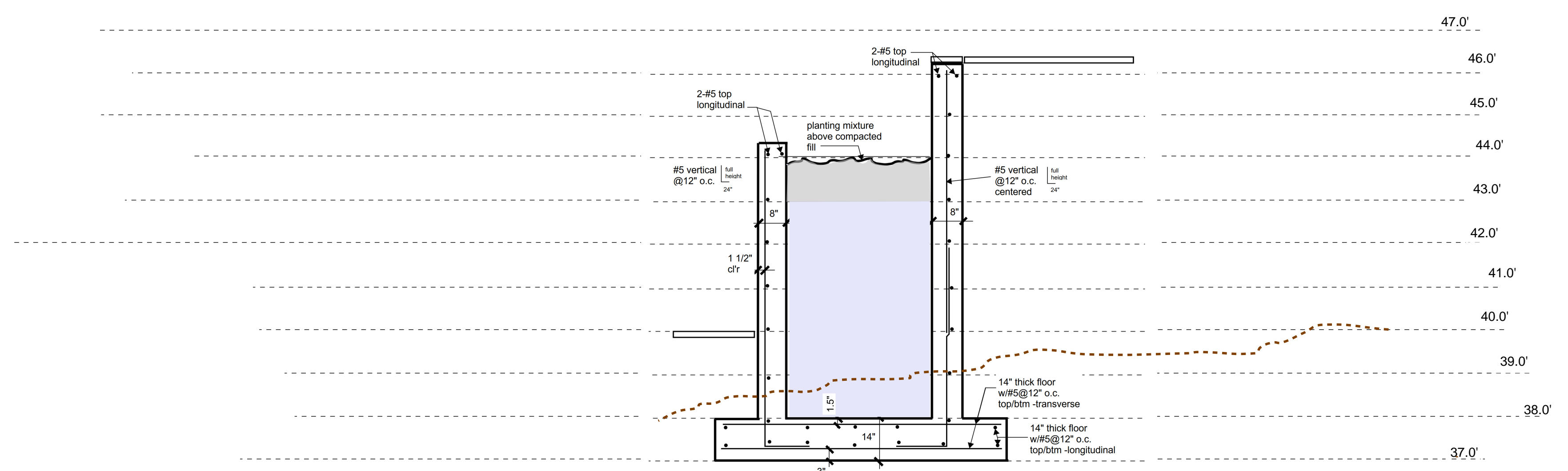
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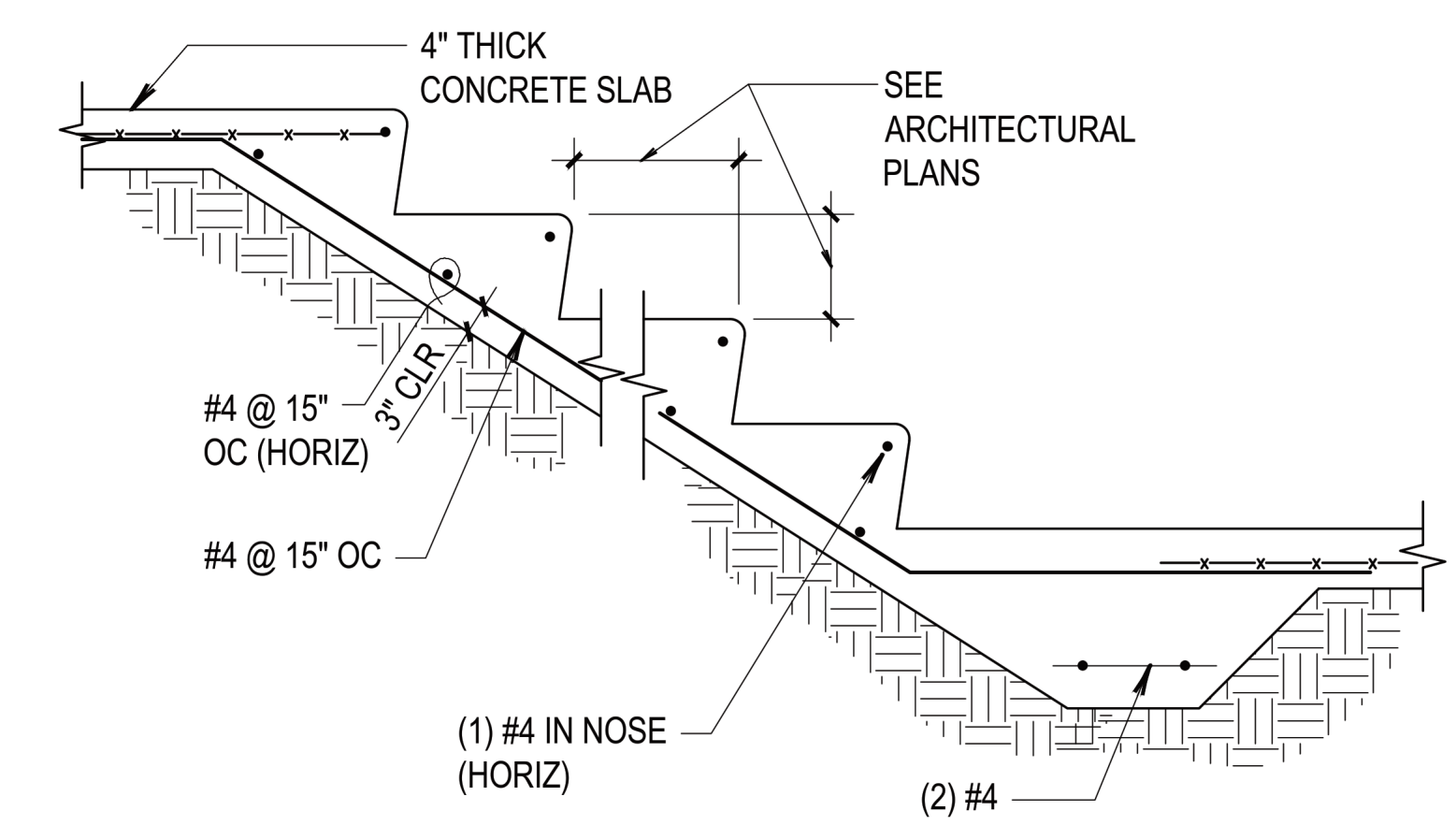
**SECTION 2**  
1/2" = 1'-0"



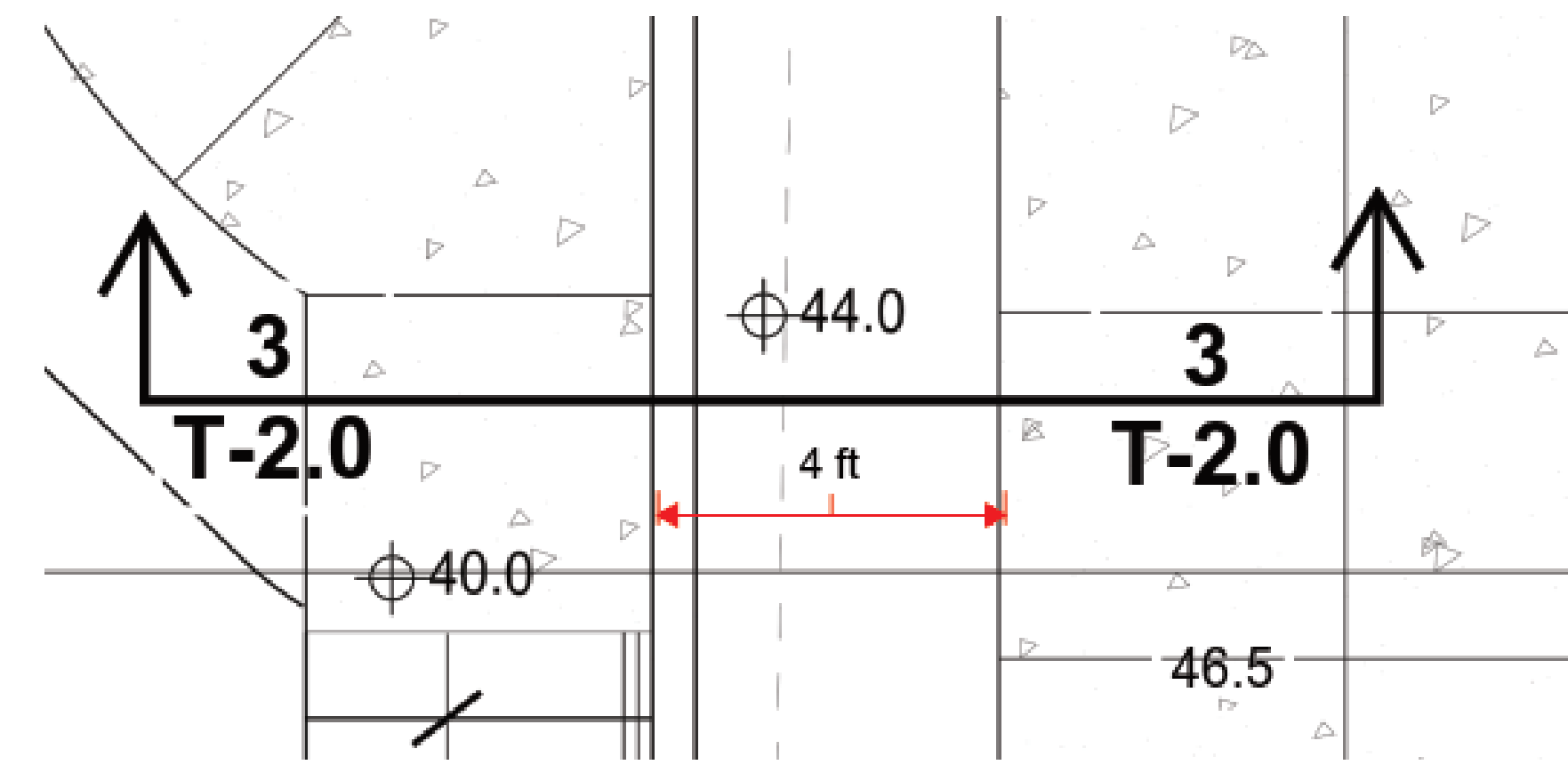
**SECTION 1**  
1/2" = 1'-0"



**SECTION 3**  
1/2" = 1'-0"



**SECTION 4**  
1/2" = 1'-0"



**PLAN VIEW**  
1/2" = 1'-0"



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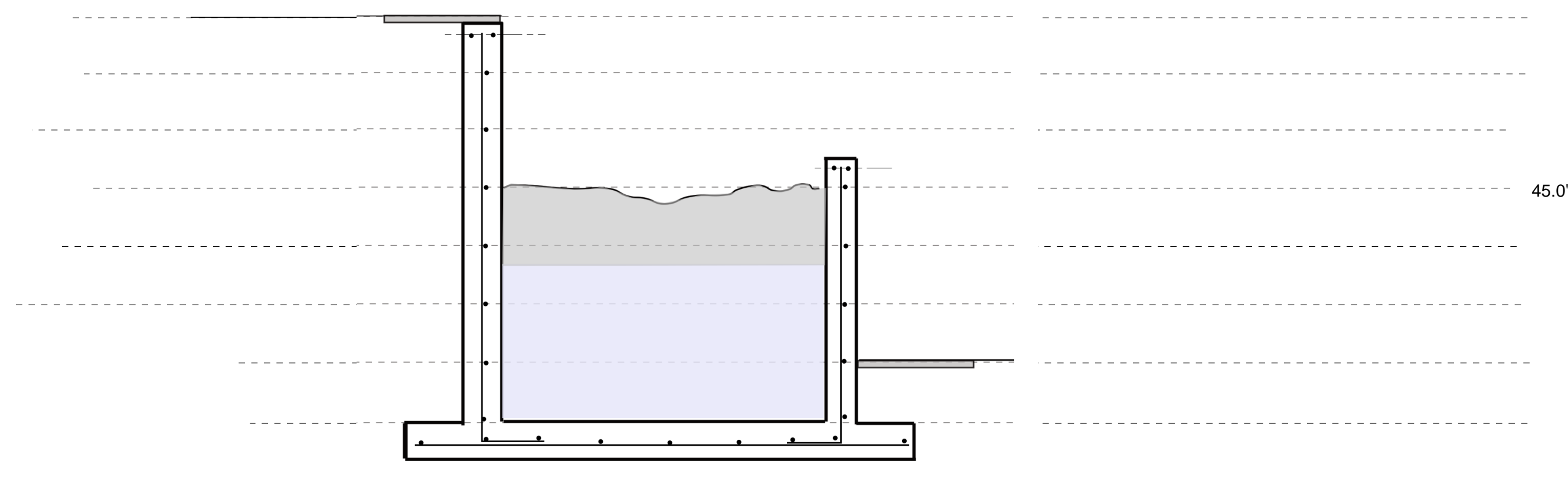
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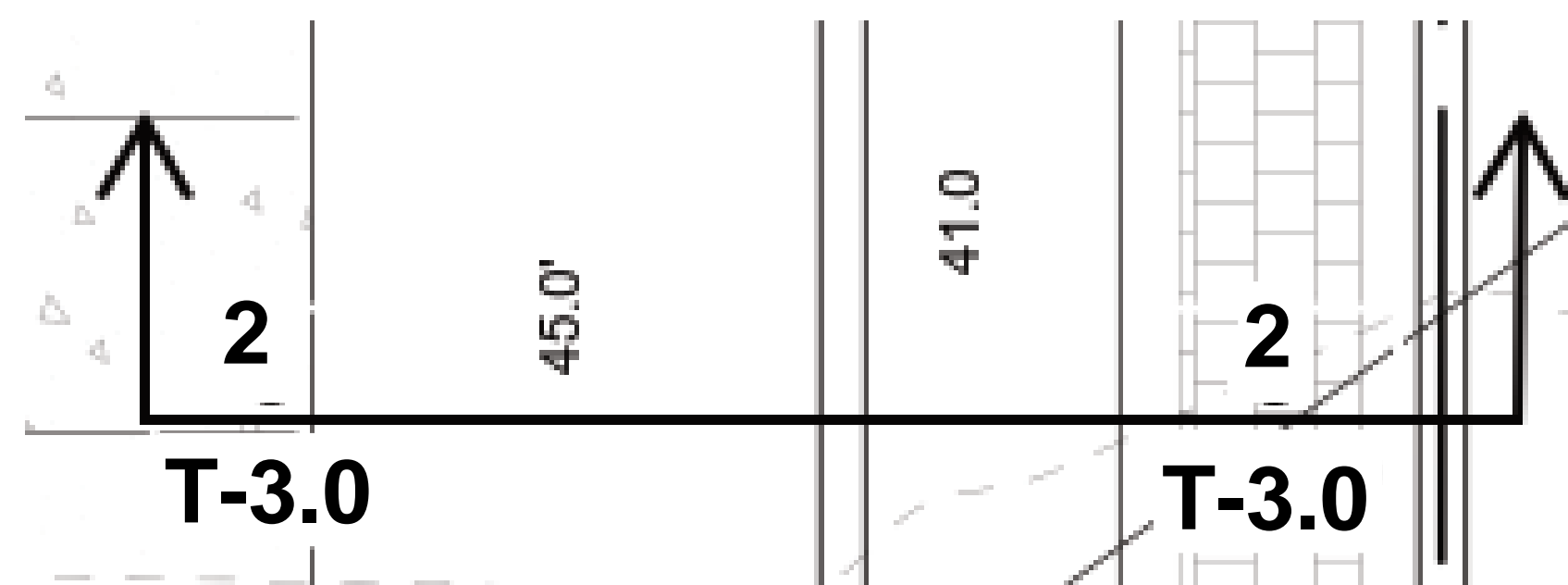




See Section 1/T3.0 for reinforcing and wall widths

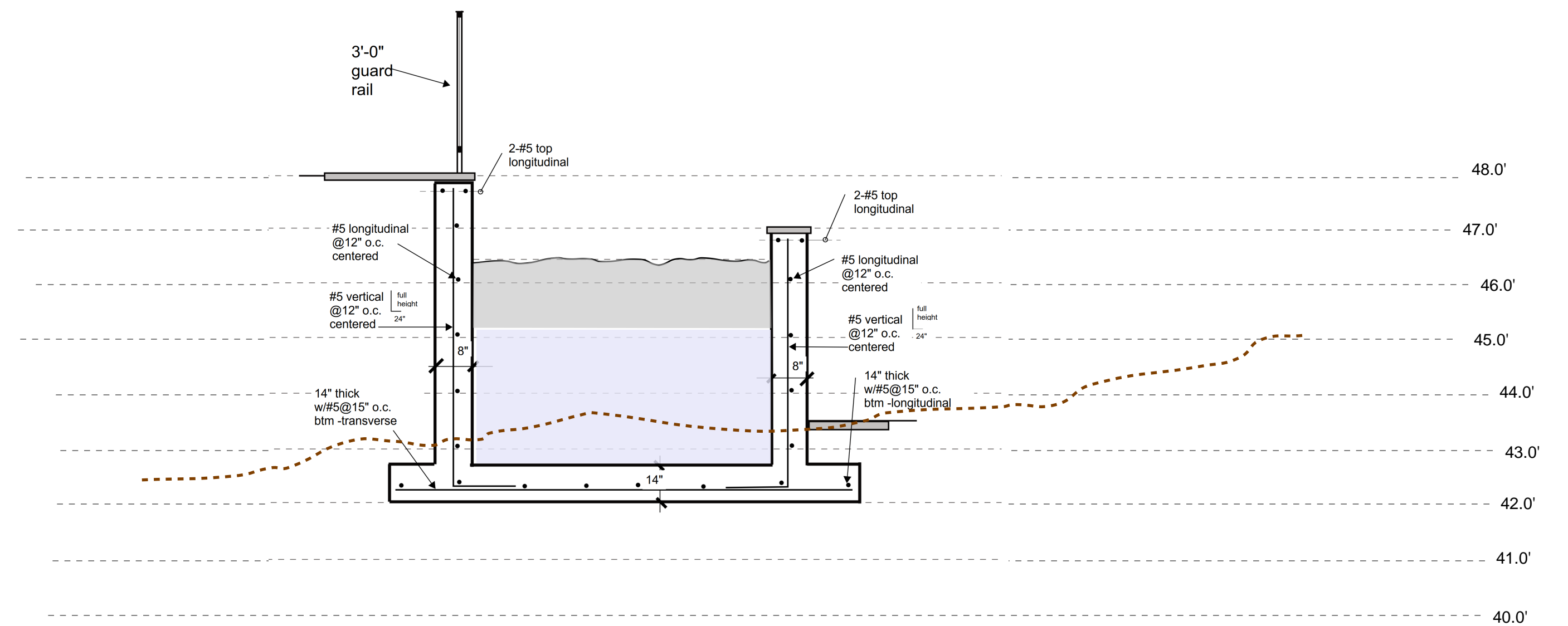
### SECTION 2

1/2" = 1'-0"



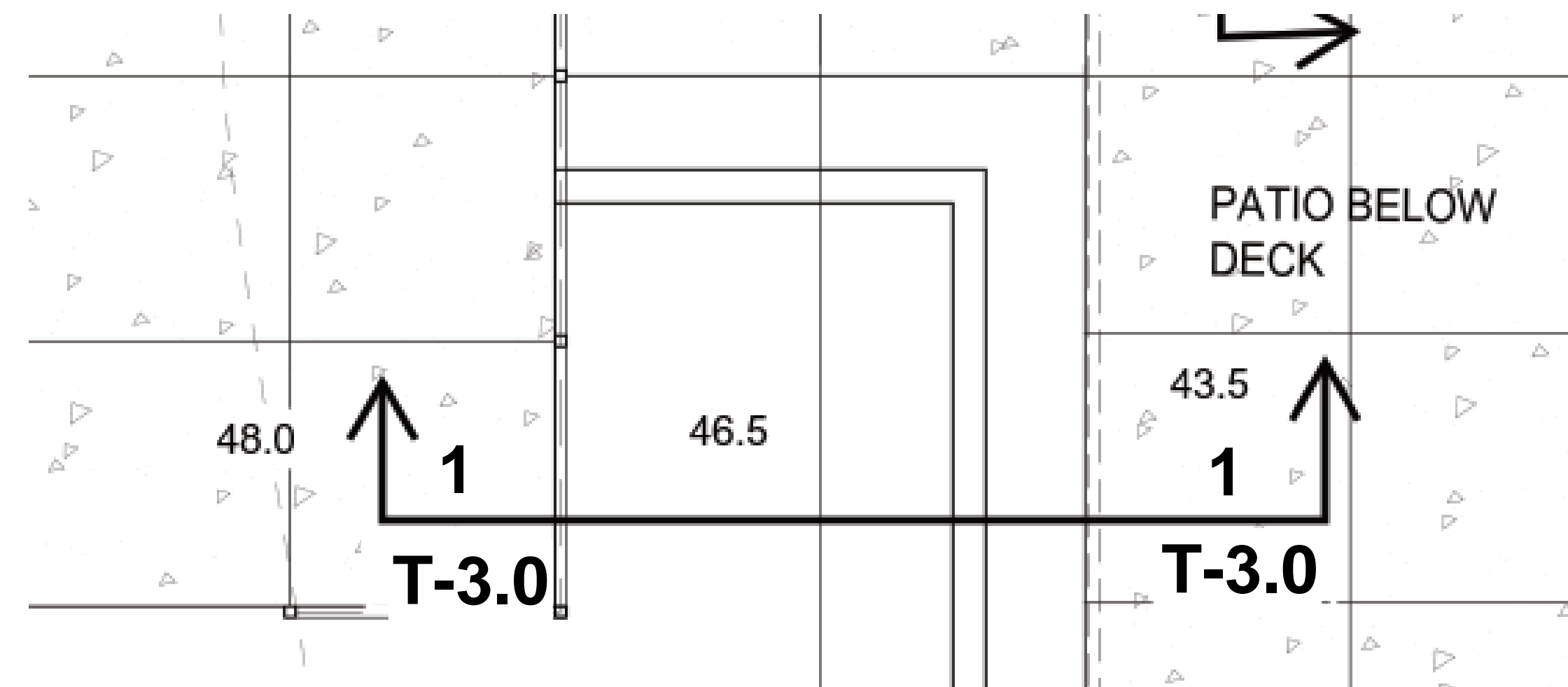
### PLAN VIEW

1/2" = 1'-0"



### SECTION 1

1/2" = 1'-0"



### PLAN VIEW

1/2" = 1'-0"

revisions

**Petrie Pool Terrace**  
2431 60th Avenue SE  
Mercer Island, Washington

**Stephen Tapp**  
Architect / P.E.  
Ph: 206-320-0534  
2339 East Madison Street  
Seattle, Washington

This work was prepared by me or under my supervision.

Sheet Contents:

Scale: as noted

Date: 3/22/21

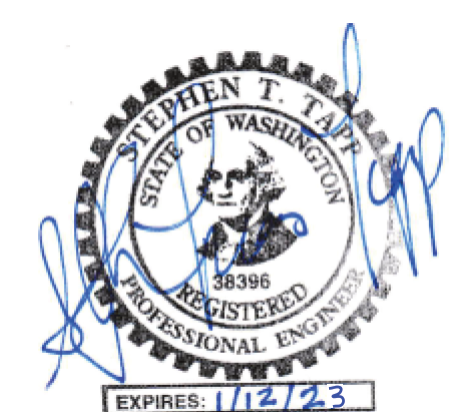
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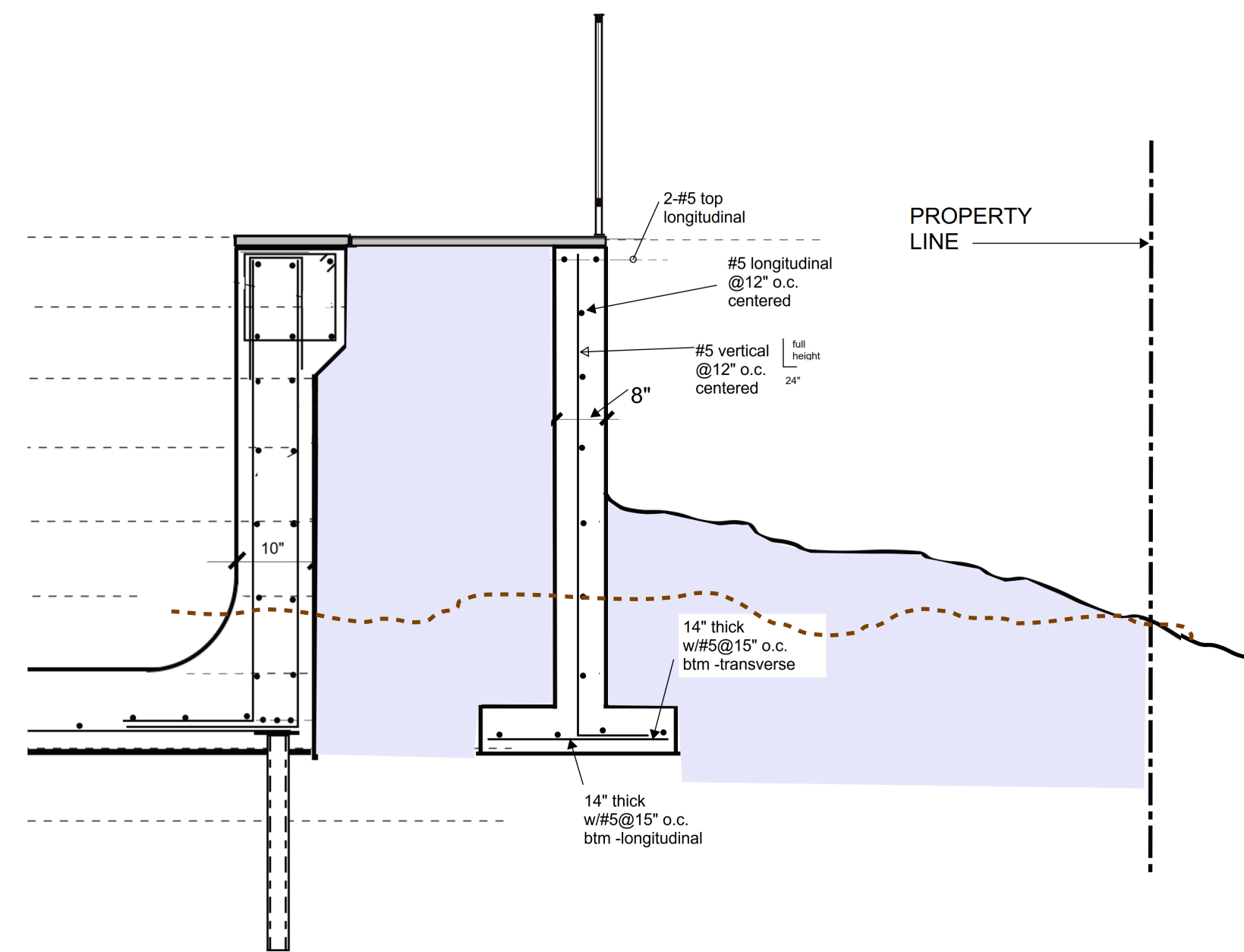
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**T-3.0**

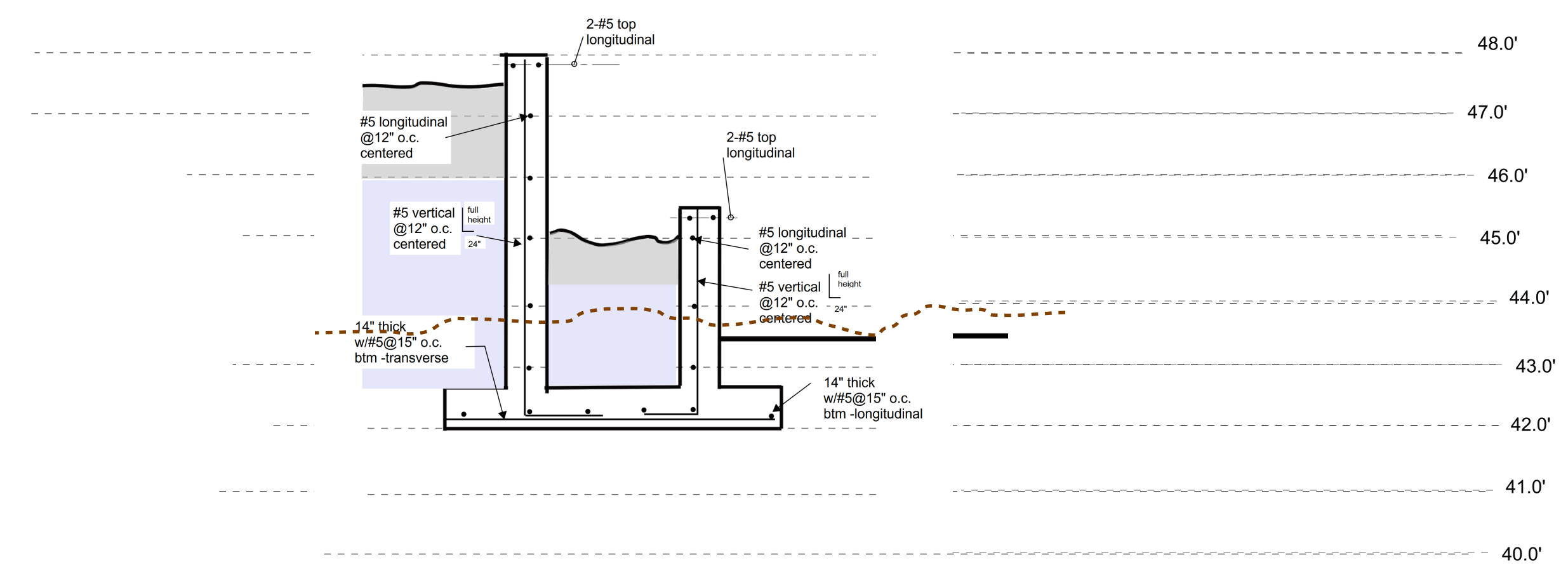
of 5





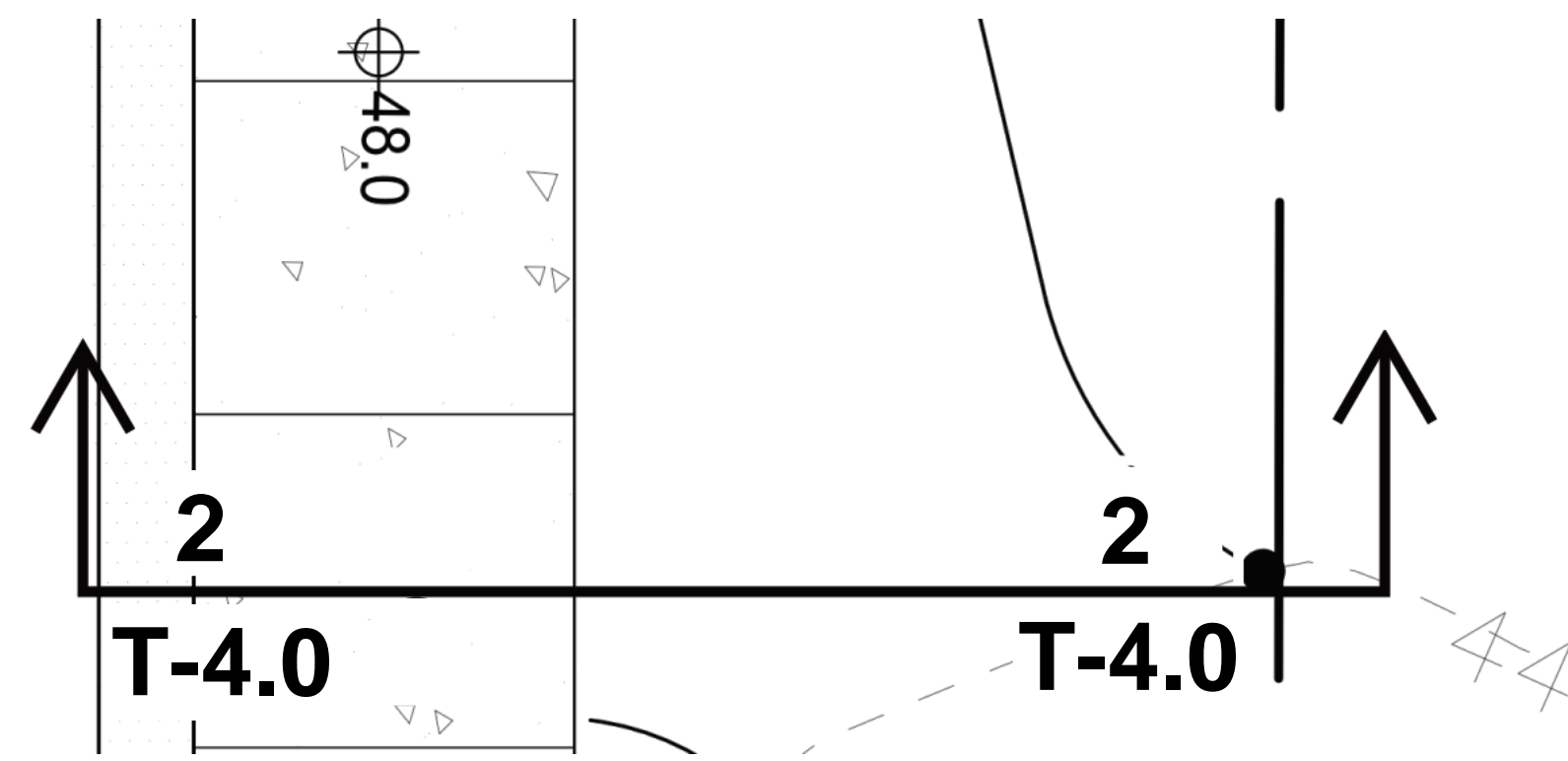
### SECTION 2

1/2" = 1'-0"



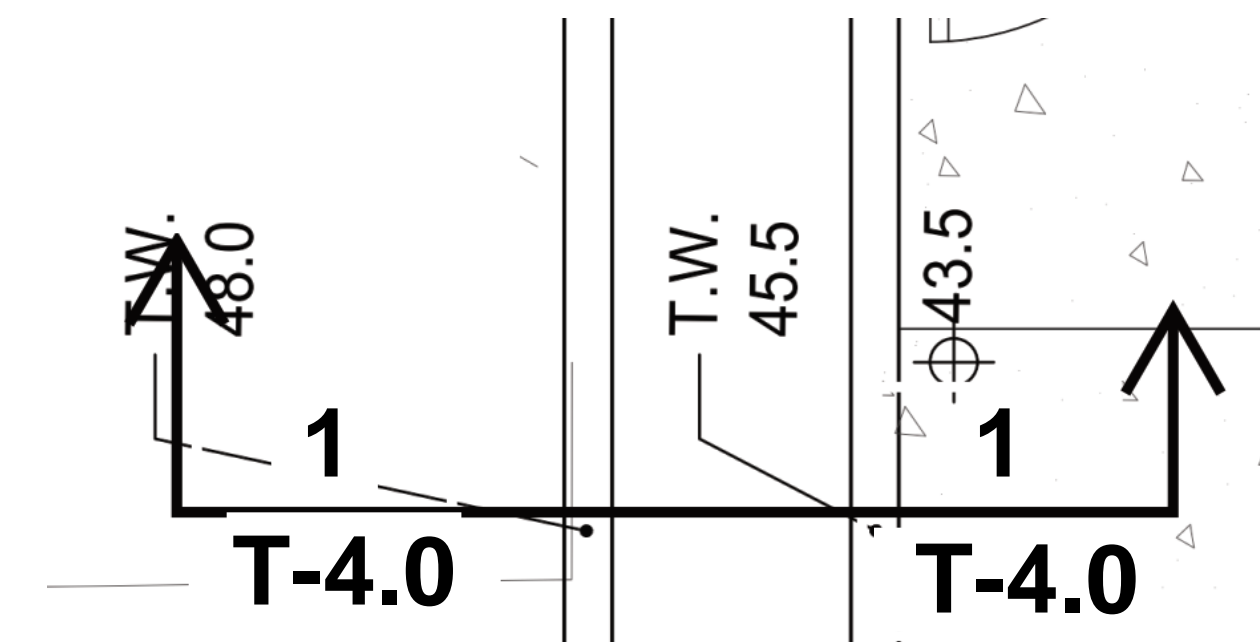
### SECTION 1

1/2" = 1'-0"



### PLAN VIEW

1/2" = 1'-0"



### PLAN VIEW

1/2" = 1'-0"

**Petrie Pool Terrace**  
 2431 60th Avenue SE  
 Mercer Island, Washington

**Stephen Tapp**  
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 Ph: 206-320-0534  
 2330 East Madison Street  
 Seattle, Washington

This work was prepared by me or under my supervision.

Sheet Contents:

Scale: as noted

Date: 3/22/21

Job no.: T21C4

Drawn by: STT

Sheet no.:

# T-4.0



**SOIL AMENDMENT REQUIRED**

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

**SOIL INSPECTION REQUIRED BY ENGINEER**

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

**EROSION CONTROL NOTES**

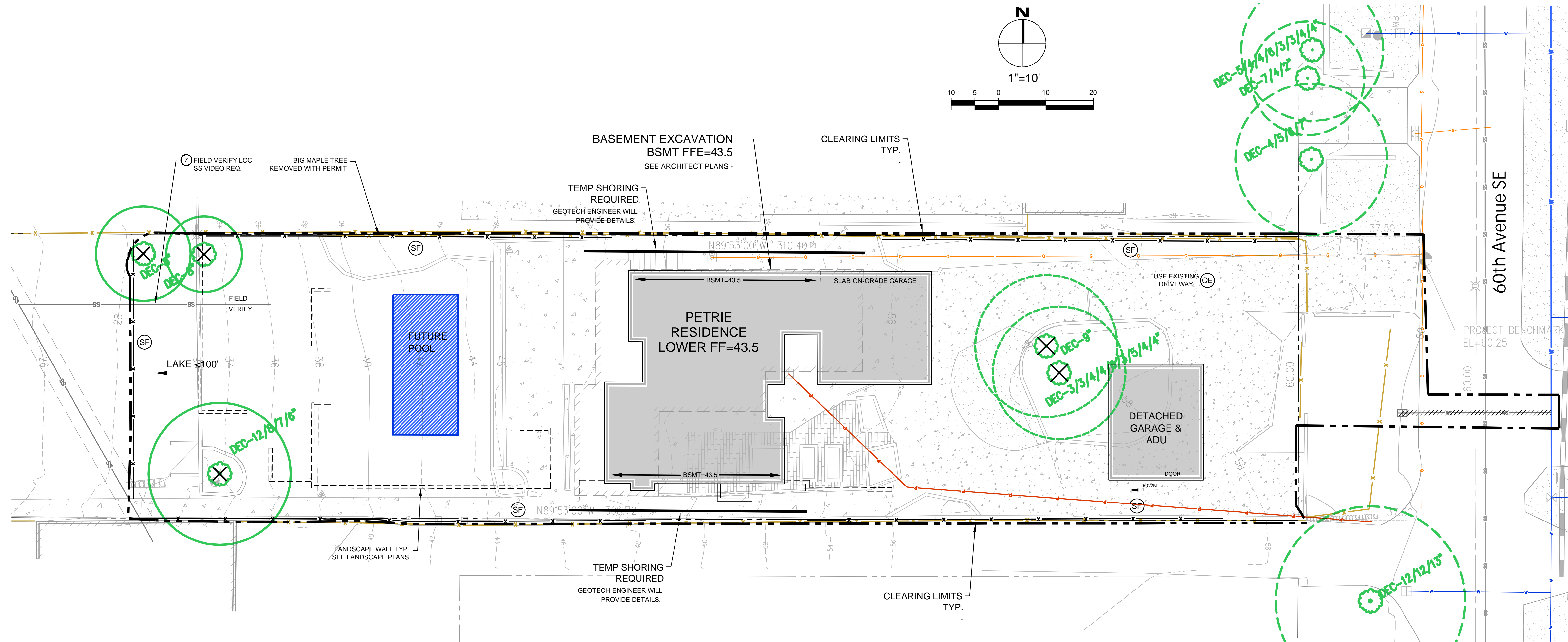
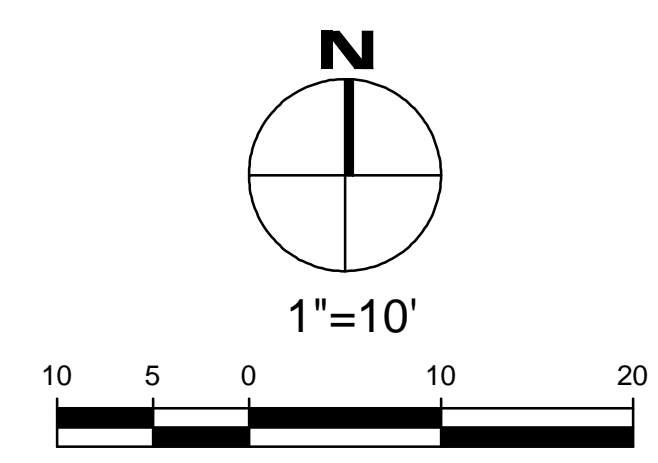
SHEET C1.2

**EROSION CONTROL DETAILS**

SHEET C1.2

**EROSION CONTROL LEGEND**

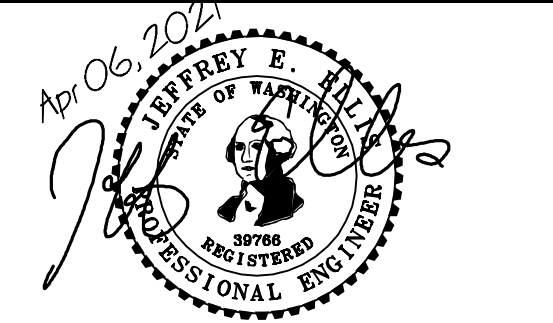
- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE (SEE COR DWG 504, TYPE A TEMPORARY SWALE) (IS)
- TREE PROTECTION FENCING (USE CHAIN LINK FENCE) (TP)
- STOCKPILE (ST)
- STRAW WATTLES (SW) | USE AS NEEDED
- PLASTIC COVERING (PC) COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- COMPOST SOCK (CS) SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE
- COMPOST BERM (CB) SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE



NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE

DATE: Apr 06, 2021  
JOB# 1909  
DRAFTED: SS DESIGN: SS  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

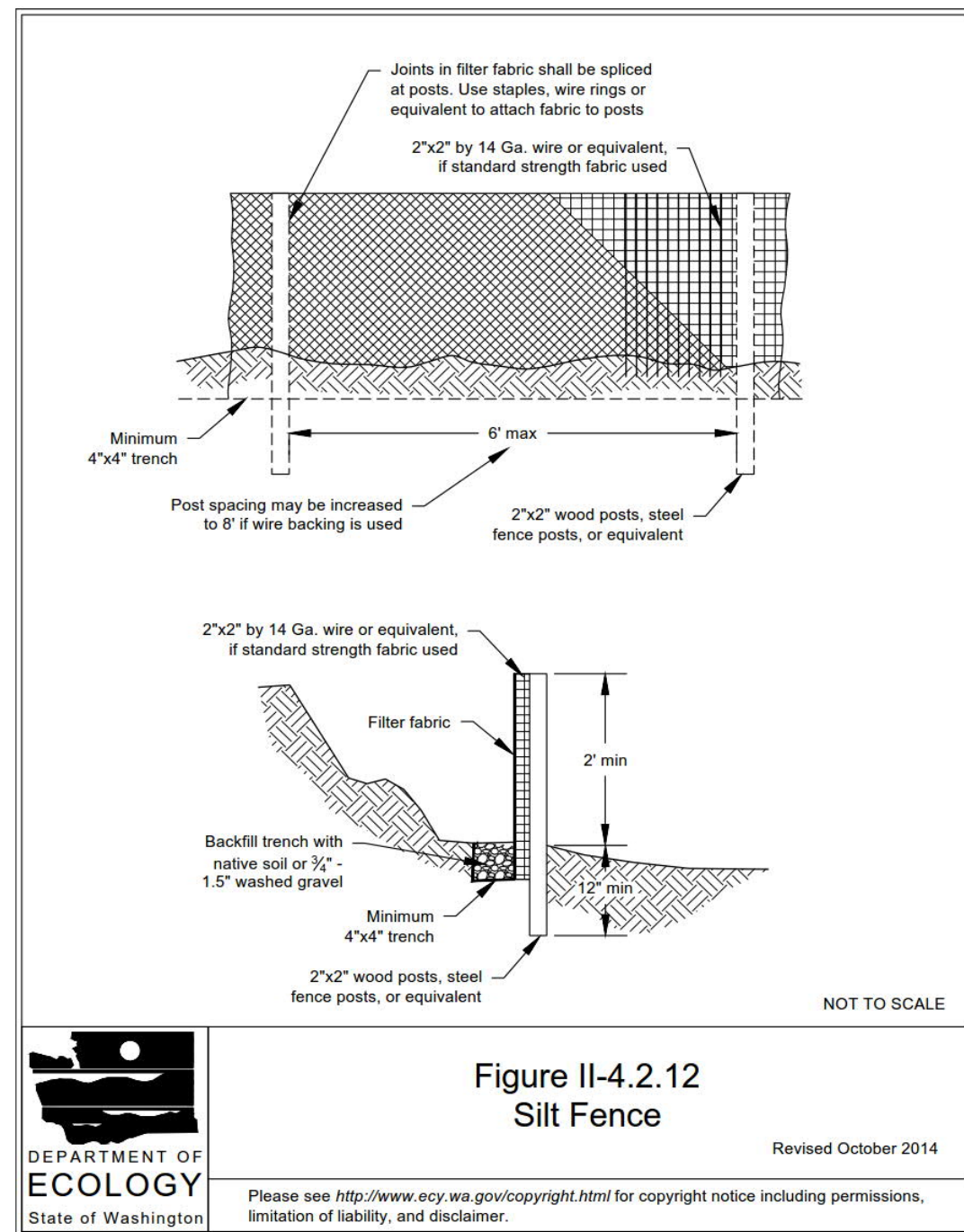
**EROSION CONTROL PLAN**  
PETRIE RESIDENCE  
2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.0**  
APN 409950-0060  
2005-174

**SILT FENCE DETAIL**

DOE

**Figure II-4.2.12 Silt Fence**



**Figure II-4.2.12 Silt Fence**

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**RECOMMENDED CONSTRUCTION SEQUENCE**

- A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW.
1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
  2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
  3. FLAG OR FENCE CLEARING LIMITS.
  4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
  5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
  6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
  7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
  8. GRADE AND STABILIZE CONSTRUCTION ROADS.
  9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
  10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
  11. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
  12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
  13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
  14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
  15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

**EROSION CONTROL NOTES**

- D.8.2 STANDARD ESC PLAN NOTES  
THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.
1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
  2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
  3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
  4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
  5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
  6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
  7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
  8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
  9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
  10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
  11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
  12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
  13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
  14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

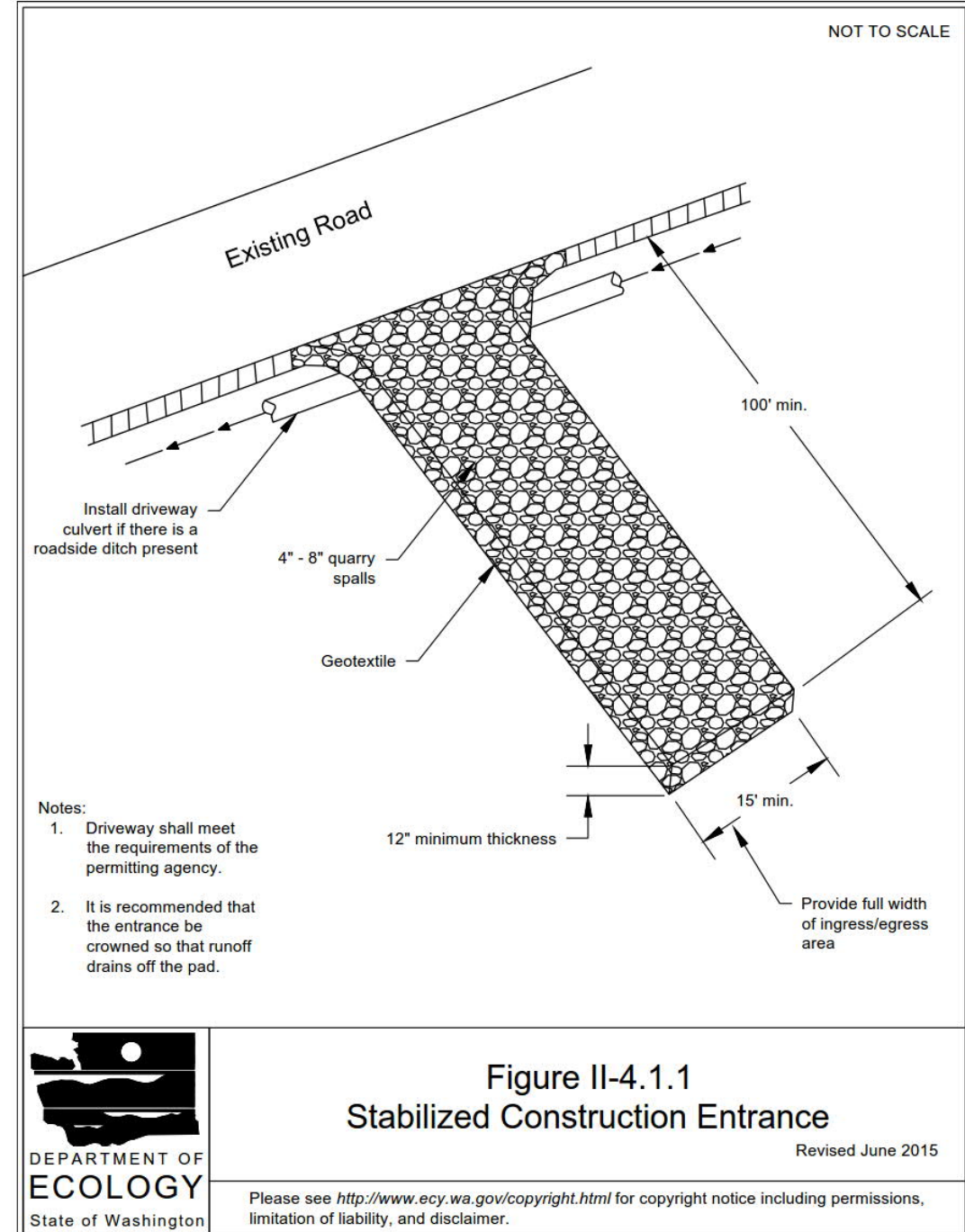
**CITY NOTES**

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-11B "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
20. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
21. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
22. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
23. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

**CONSTRUCTION ENTRANCE**

DOE

**Figure II-4.1.1 Stabilized Construction Entrance**



**Figure II-4.1.1 Stabilized Construction Entrance**

2014 Stormwater Management Manual for Western Washington  
Volume II - Chapter 4 - Page 273

**DENUDED AREAS REQUIREMENTS**

APRIL 1 TO SEPT 30  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31  
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE



DATE: Apr 06, 2021  
JOB#: 1909  
DRAFTED: SS DESIGN: SS  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**  
102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**TESC & CITY NOTES TESC DETAILS**  
PETRIE RESIDENCE  
2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C1.2**  
APN 409950-0060  
2005-174

**SANITARY SEWER IMPROVEMENTS**

- ① -
- ② 6" SDR 35 PVC SANITARY SEWER (SS) @ MIN 1.0 %.
- ③ BACKWATER VALVE ASSEMBLY INSTALLED TO EXISTING SIDE SEWER. SEE DETAIL S-26. VALVE ELEVATIONS MIN. 2-FEET ABOVE HIGH WATER ELEVATION.
- ④ 6" SEWER CLEANOUT PER MERCER ISLAND DETAIL S-19.
- ⑦ LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

**WATER IMPROVEMENTS**

- ⑩ NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-14A DEPENDING ON SIZE REQUIREMENT.
- ⑪ PRIVATE WATER SERVICE FROM METER TO HOUSE. SEE PLAN FOR SIZE. CONFIRM ADEQUATE TO MEET FIRE FLOW REQUIREMENTS. HDPE WATER (ASTM D2239). RECOMMENDED DEPTH=36".
- ⑫ REDUCE PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED. PROVIDE FROST PROTECTION IN ACCORDANCE WITH UPC (UNIFORM PLUMBING CODE).
- ⑭ -

**STORM DRAIN**

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
- ㉒ 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- ㉓ -
- ㉔ -
- ㉕ -
- ㉖ -
- ㉗ -
- ㉘ -

**STORM DRAIN STRUCTURES**

- ㉚ TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH. FOR WQ, ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).
- ㉛ -
- ㉜ -
- ㉝ -TYPE 1 CB (OIL/WATER SEPARATOR) WITH STANDARD GRATE TOP.
- ㉞ -
- ㉟ -
- ㊱ -
- ㊲ -YARD DRAIN/CB (OR EQUAL) WITH SOLID LID. SEE PLAN FOR 18" OR 24" DIAMETER. NYLOPLAST PVC OR EQUAL.
- ㊳ NDS DURASLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 6" CHANNEL. CLASS B VEHICLE RATED GRATE.
- ㊴ -
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**STORM BMP's**

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5.  
 STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT.

**SOILS**

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP

**RETAINING WALLS**

- ㉟ FILL CONDITION RETAINING WALL(S) PER LANDSCAPE DESIGN. ASSUME REINFORCED CONCRETE. DESIGN DETAILS PROVIDED AT 2ND SUBMITTAL.

**SURVEYOR**

TOPOGRAPHIC SURVEY BY:  
 CORE DESIGN  
 12100 NE 195th STREET, SUITE 300  
 BOTHELL, WA 98011  
 PHONE 425.885.7877

**LEGAL DESCRIPTION**

LOTS 10, 11, 12, AND 13, BLOCK 1, LAKE VIEW PLACE EAST SEATTLE. ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WASHINGTON;  
 EXCEPT THE NORTH 15 FEET OF SAID LOTS 10 AND 13;  
 TOGETHER WITH THE SHORELANDS OF THE SECOND CLASS IN FRONT THEREOF.

**VERTICAL DATUM**

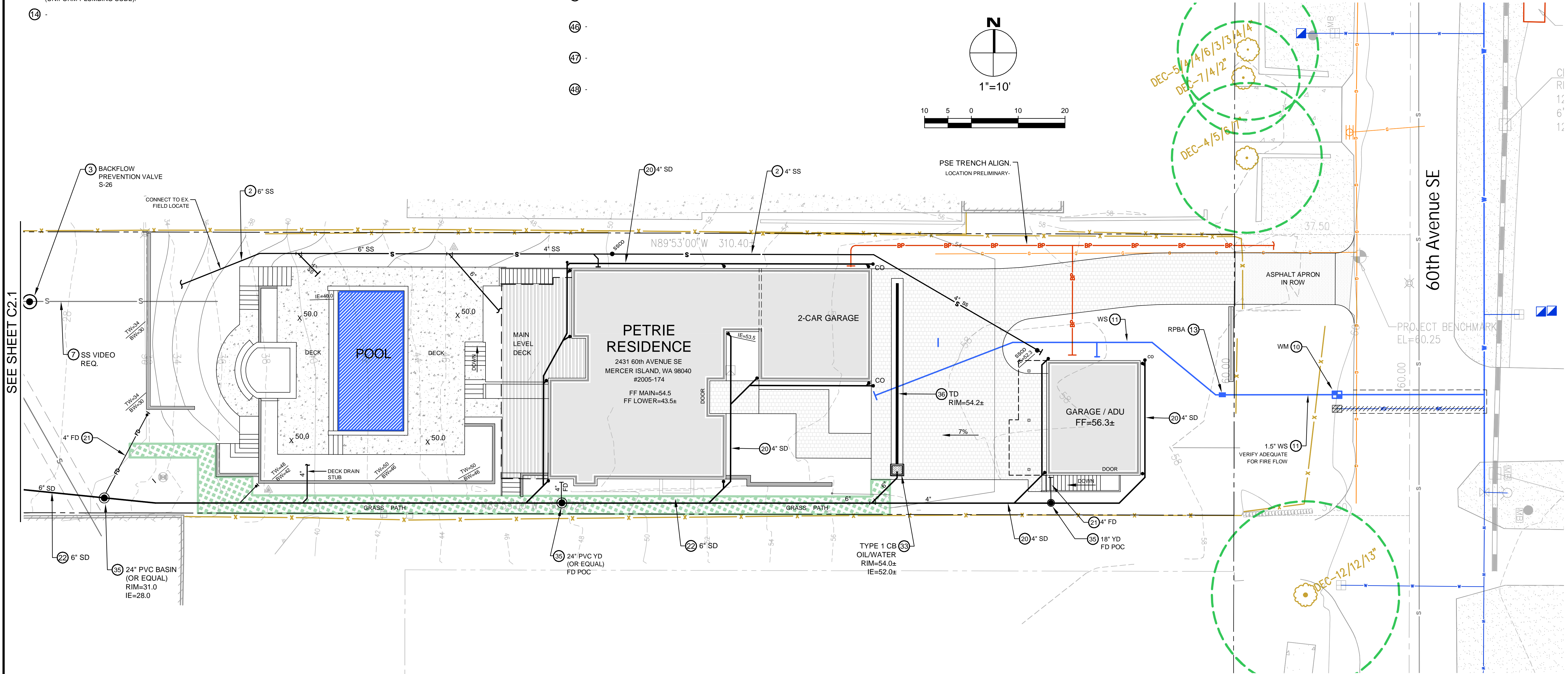
NAVD88 PER SURVEY

**SOIL AMENDMENT REQUIRED**

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

**SOIL INSPECTION REQUIRED BY ENGINEER**

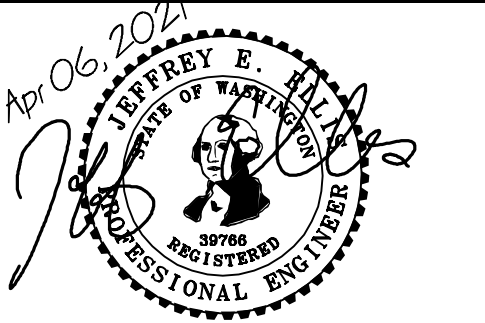
A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.



NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE

DATE:	Apr 06, 2021
JOB#	1909
DRAFTED: DE	DESIGN: DE
DIGITAL SIGNATURE	



**CIVIL ENGINEERING SOLUTIONS**

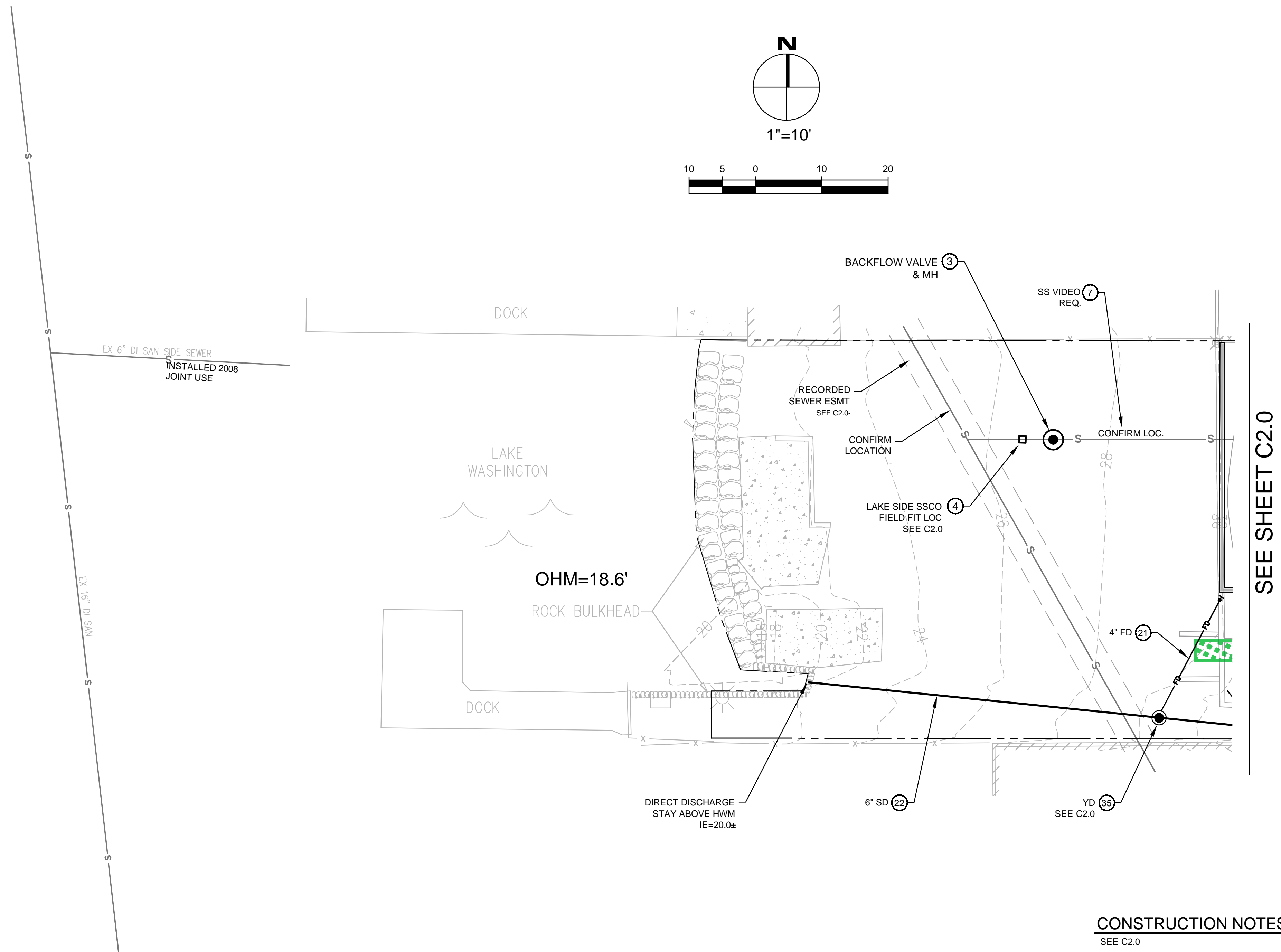
102 NW CANAL STREET  
PHONE: 206.930.0342

SEATTLE, WA 98107  
DUFFY@CESOLUTIONS.US

**DRAINAGE / CIVIL / TREE PLAN**

PETRIE RESIDENCE  
2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:	<b>C2.0</b>
APN 409950-0060	2005-174

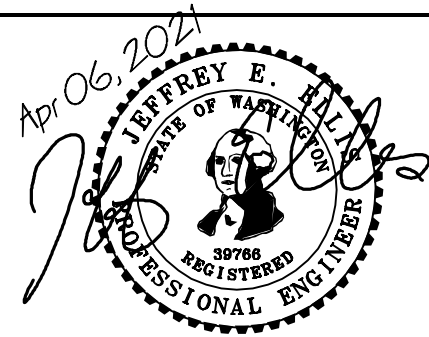


NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE

**811**  
Know what's below.  
Call before you dig.

DATE: Apr 06, 2021  
JOB# 1909  
DRAFTED: SS DESIGN: SS  
DIGITAL SIGNATURE

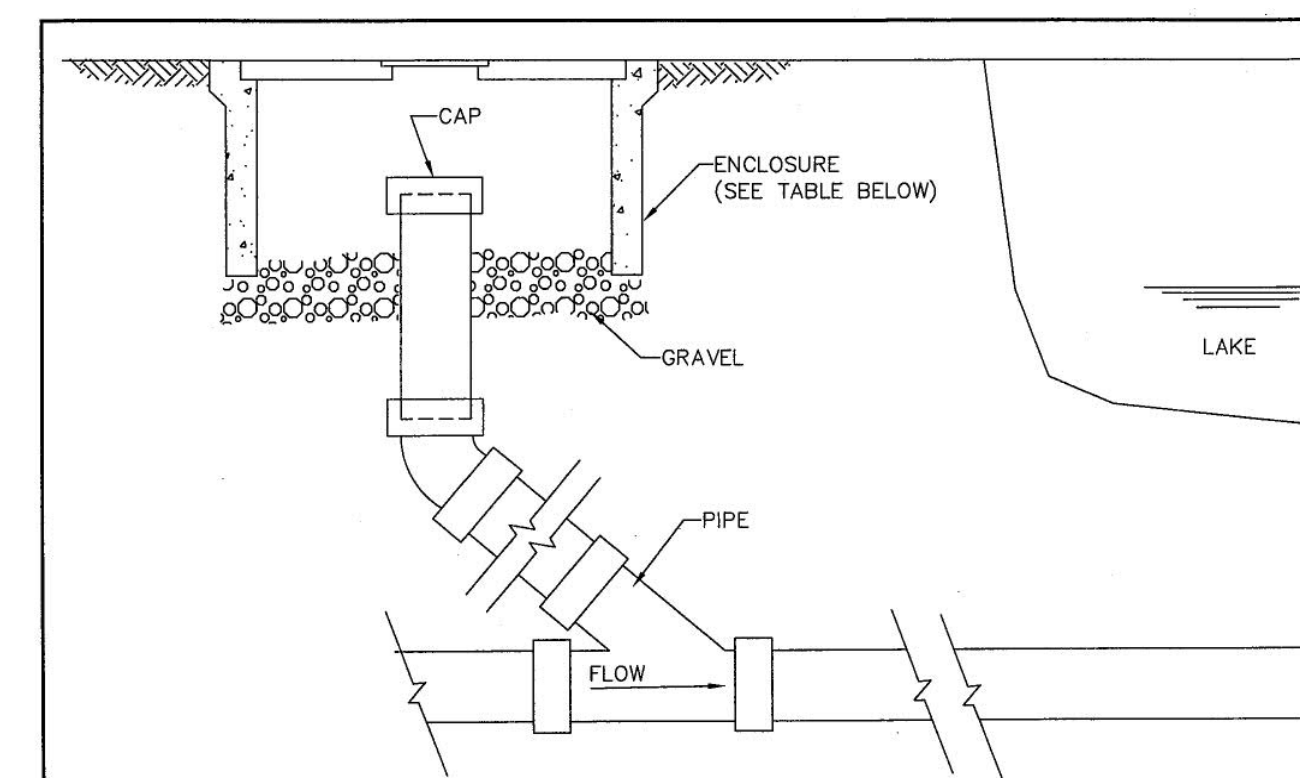


**CIVIL ENGINEERING SOLUTIONS**  
102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**DRAINAGE / CIVIL PLAN**  
PETRIE RESIDENCE  
2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C2.1**  
APN 409950-0060  
2005-174

### LAKE CONNECTION CLEANOUT



LAKE LINE CLEANOUT

PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT

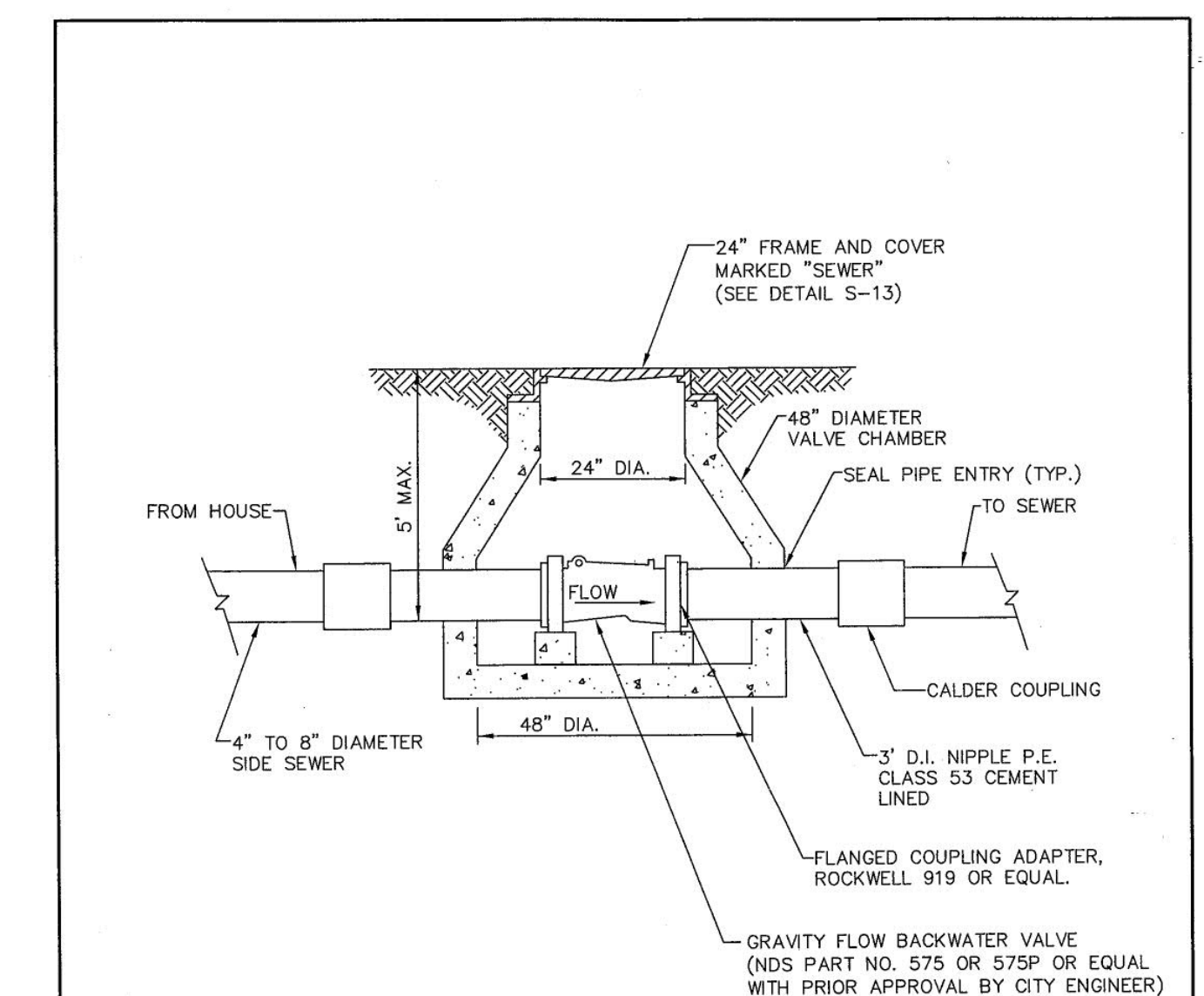
**NOTES**

- IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
- SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS**  
 6-5-2009 NO SCALE **S-25**

REV DATE				APPROVED
----------	--	--	--	----------

### BACKWATER VALVE & MH



**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**SEWER**  
**BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)**  
 6-5-2009 NO SCALE **S-26**

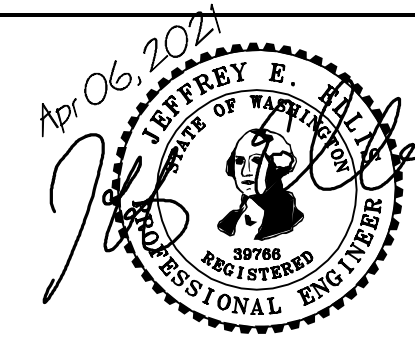
REV DATE				APPROVED
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NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE



DATE: Apr 06, 2021  
 JOB# 1909  
 DRAFTED: DE DESIGN: DE  
 DIGITAL SIGNATURE

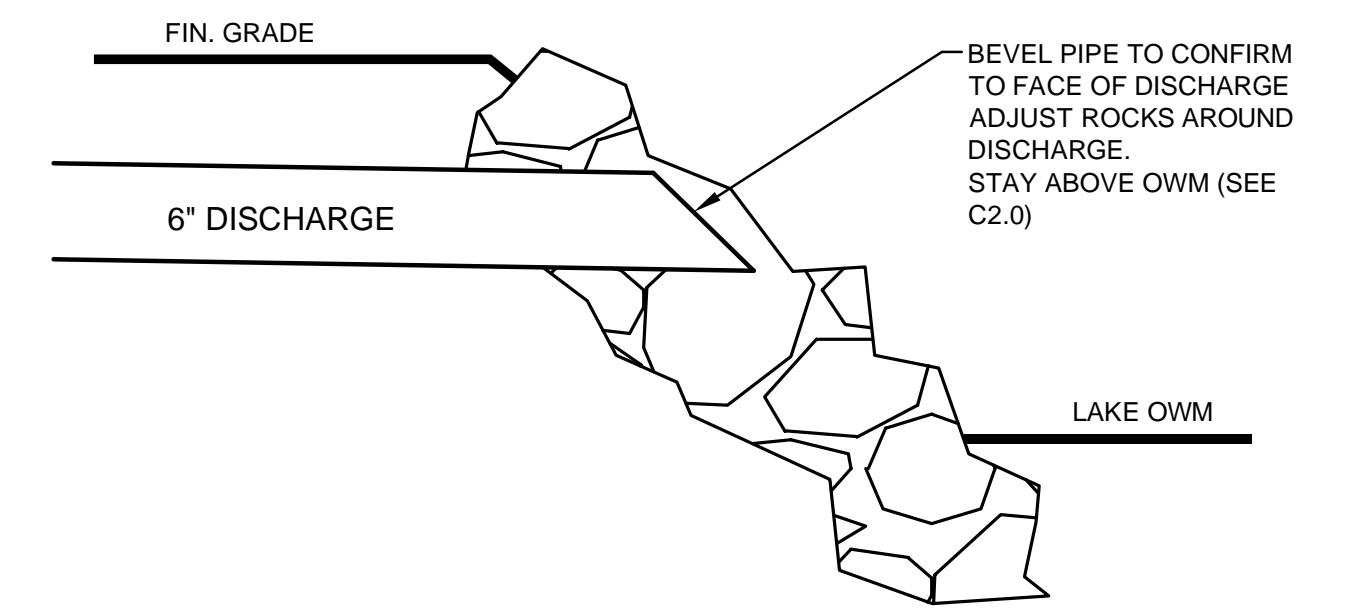


**CIVIL ENGINEERING SOLUTIONS**  
 102 NW CANAL STREET SEATTLE, WA 98107  
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**SEWER NOTES & DETAILS**  
 PETRIE RESIDENCE  
 2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C3.2**  
 APN 409950-0060  
 2005-174

**PIPE @ LAKE DISCHARGE**



THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

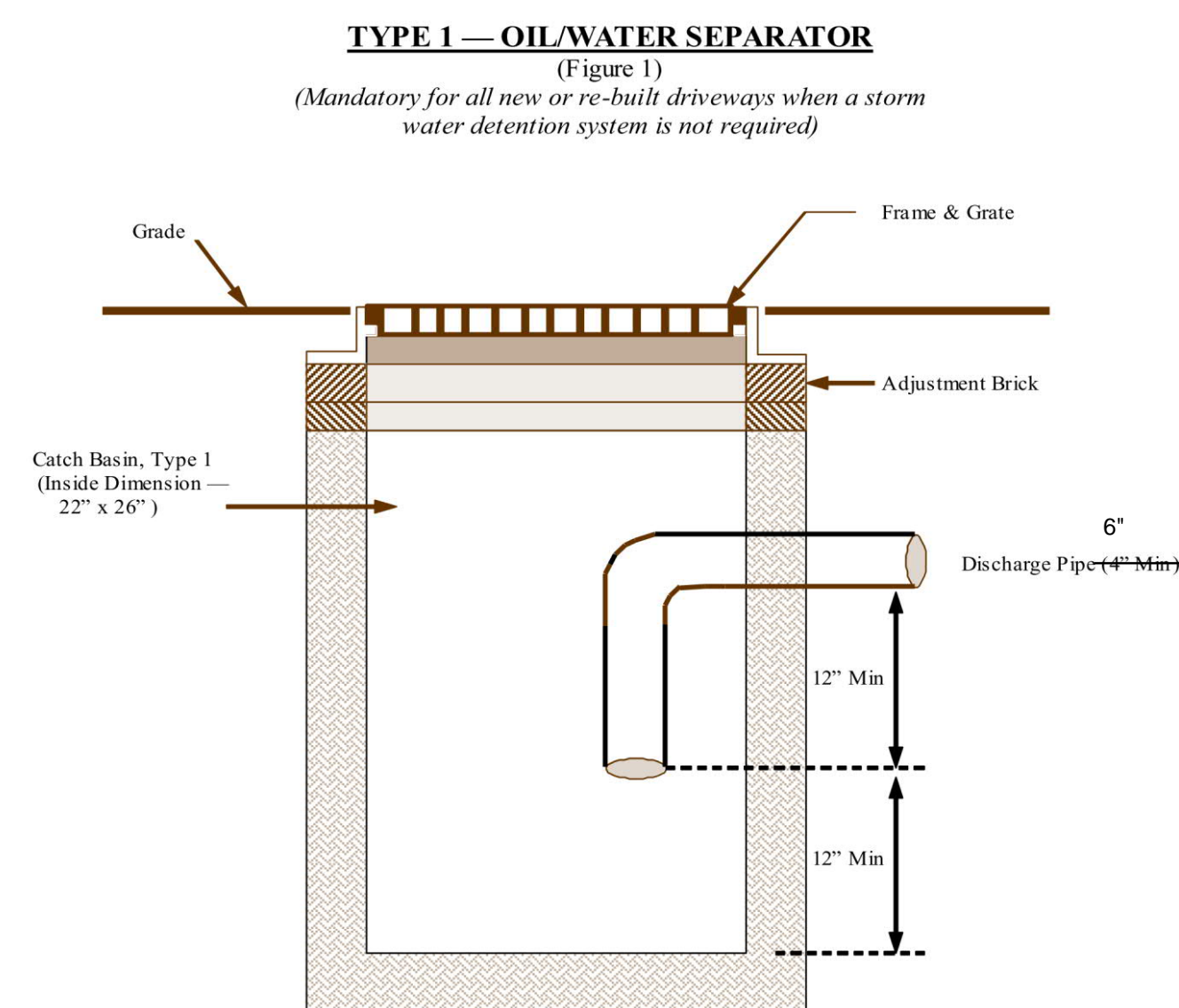
**SOIL AMENDMENT REQUIRED**

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

**SOIL INSPECTION REQUIRED BY ENGINEER**

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

**TYPE 1 CB OIL/WATER**



**TYPE 1 CB (OR EQUAL)**

**75 catch basin products**

**Catch Basin Type 1**

- Reinforcing**
  - ASTM / WSDOT requirements
  - All components
  - #3 grade 60 reinforcing
- 6 Inch Riser**
  - 300 lbs
- 12 Inch Riser**
  - 600 lbs
- Precast Base**
  - Base unit has four-way knock outs provided for pipe entry
  - 2150 lbs
- Conformity Standards**
  - Washington State APWA / WSDOT Standard Specifications
  - WSDOT B-1

Note: drawings not to scale

**shope** concrete products  
Shope Enterprises, Inc. 1618 East Main Avenue Puyallup, WA 98372-3142 (253) 848-1501 Fax Line 1 (253) 845-0292 Fax Line 2 (253) 864-6172 1-800-422-7560 [Toll Free - WA only] www.shopeconcrete.com

**COMPOST AMENDED SOIL SPEC**

**AMENDMENT FOR LANDSCAPED AREAS**

**SOIL AMENDMENT FOR GRASS OR TURF AREAS**

**NOTES:**

- AMEND SOILS PER DOE MANUAL, VOL. V, 5.3.1, BMP T5.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
- DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
- OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ON-SITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
- OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.

**City of Bellevue** STORM AND SURFACE WATER UTILITY

TITLE: **AMENDED SOILS**

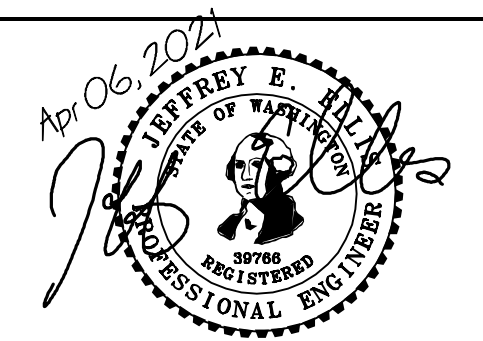
JANUARY 2017 NO SCALE NO. NDP-1

NO.	DATE	BY	REVISIONS

APPLICANT:  
GREGG PETRIE

**811**  
Know what's below.  
Call before you dig.

DATE: Apr 06, 2021  
JOB# 1909  
DRAFTED: SS DESIGN: SS  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**

102 NW CANAL STREET SEATTLE, WA 98107  
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

**DRAINAGE/BMP DETAILS**

PETRIE RESIDENCE  
2431 60th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C3.5**

APN 409950-0060  
2005-174





DARWIN D. WEBB  
CERTIFICATE NO. 564

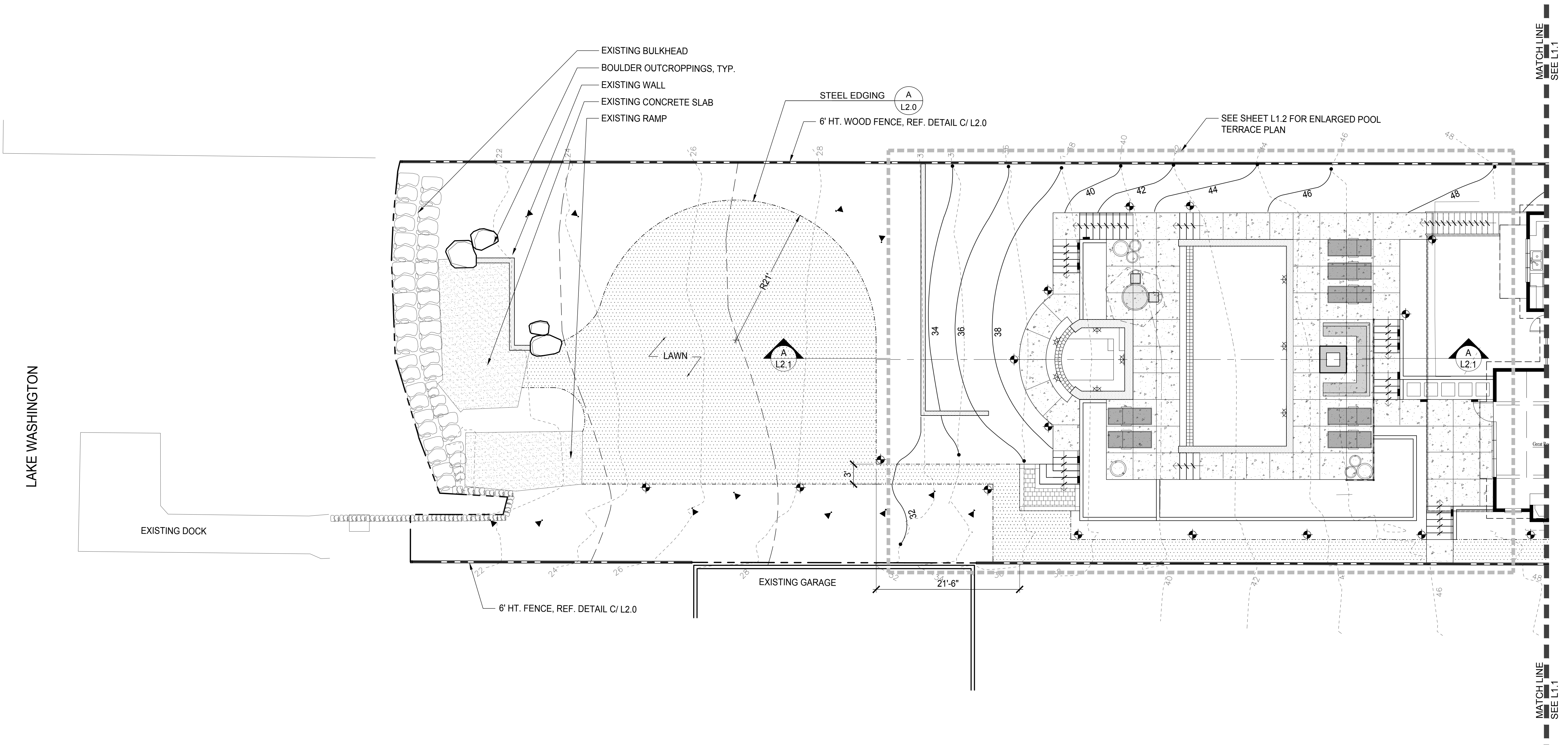
ISSUES:

NO.	DATE	DESCRIPTION
1	05.13.20	PERMIT SUBMITTAL
2	07.24.20	REVISIONS
3	12.09.20	REVISIONS
4	12.22.20	REVIEW
5	03.15.21	REVISIONS

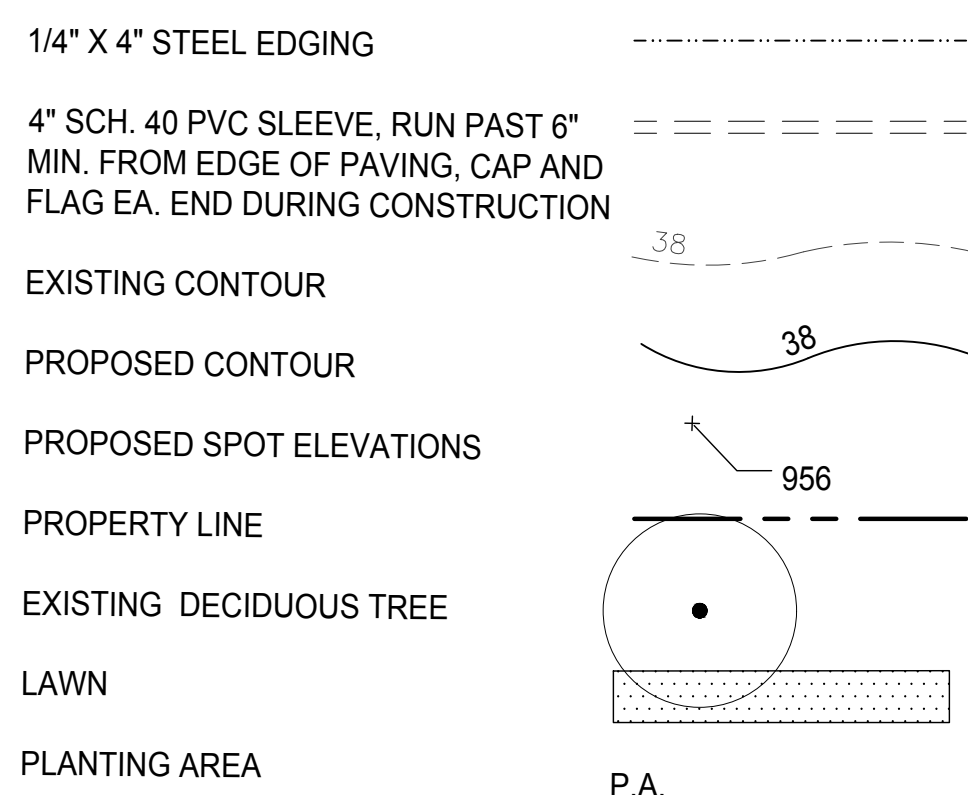
PROJECT #: 19.19

DRAWN: RB  
CHECKED: DW

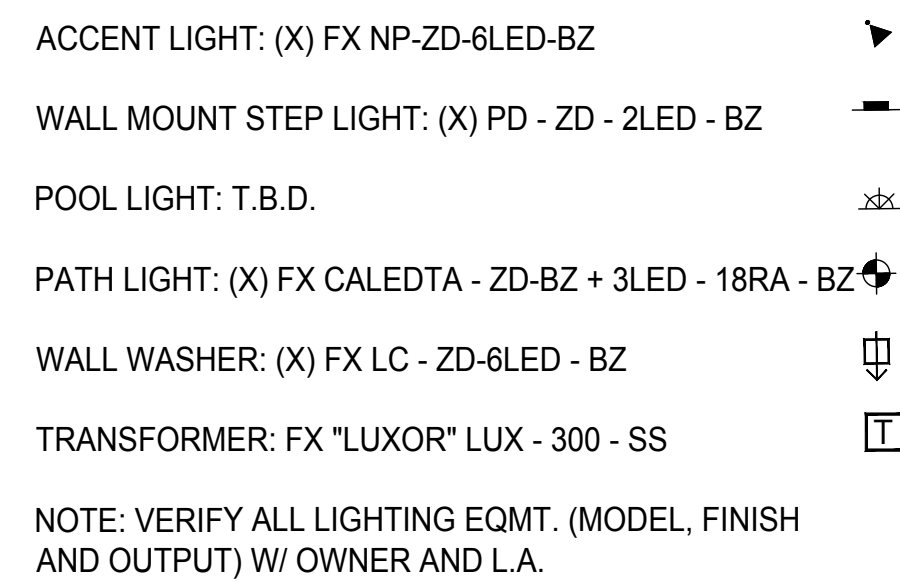
TITLE: LAYOUT PLAN  
WEST AREA  
SHEET: L1.0



GENERAL LEGEND



LIGHTING LEGEND



LIGHTING NOTES

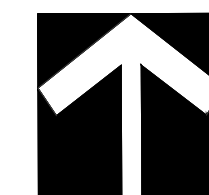
- SUPPLY AND INSTALL OUTDOOR LIGHTING PER PLAN. PROVIDE ALL NECESSARY FIXTURES, WIRING, STAKES, TRANSFORMERS, ETC. TO IMPLEMENT PLAN. PROVIDE OWNER W/ A THREE RING BINDER MANUAL WITH ALL FIXTURE CUTSHEETS, WARRANTY INFORMATION, OPERATION MANUALS, AND AS BUILT PLAN OF SYSTEM. FOR LOW VOLTAGE LIGHTING, CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF TRANSFORMERS REQUIRED. VERIFY LOCATIONS W/ LANDSCAPE ARCHITECT. LOW VOLTAGE LIGHTING TO BE SWITCHED WITH PHOTO-CELL ON/TIMER OFF OPERATION.
- VERIFY PLACEMENT OF ALL PATH & ACCENT LIGHTS IN FIELD W/ LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

GENERAL NOTES

- VERIFY LAYOUT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO START OF WORK

GRADING AND DRAINAGE NOTES

- PROVIDE ACCURATE AS-BUILT DRAWING OF DRAINAGE SYSTEM FOLLOWING CONSTRUCTION
- ESTABLISH THE FOLLOWING SUBGRADES:  
PLANTING AREAS: -12\"/>



SCALE: 1/8" = 1' - 0"



DARWIN D. WEBB  
CERTIFICATE NO. 564

ISSUES:

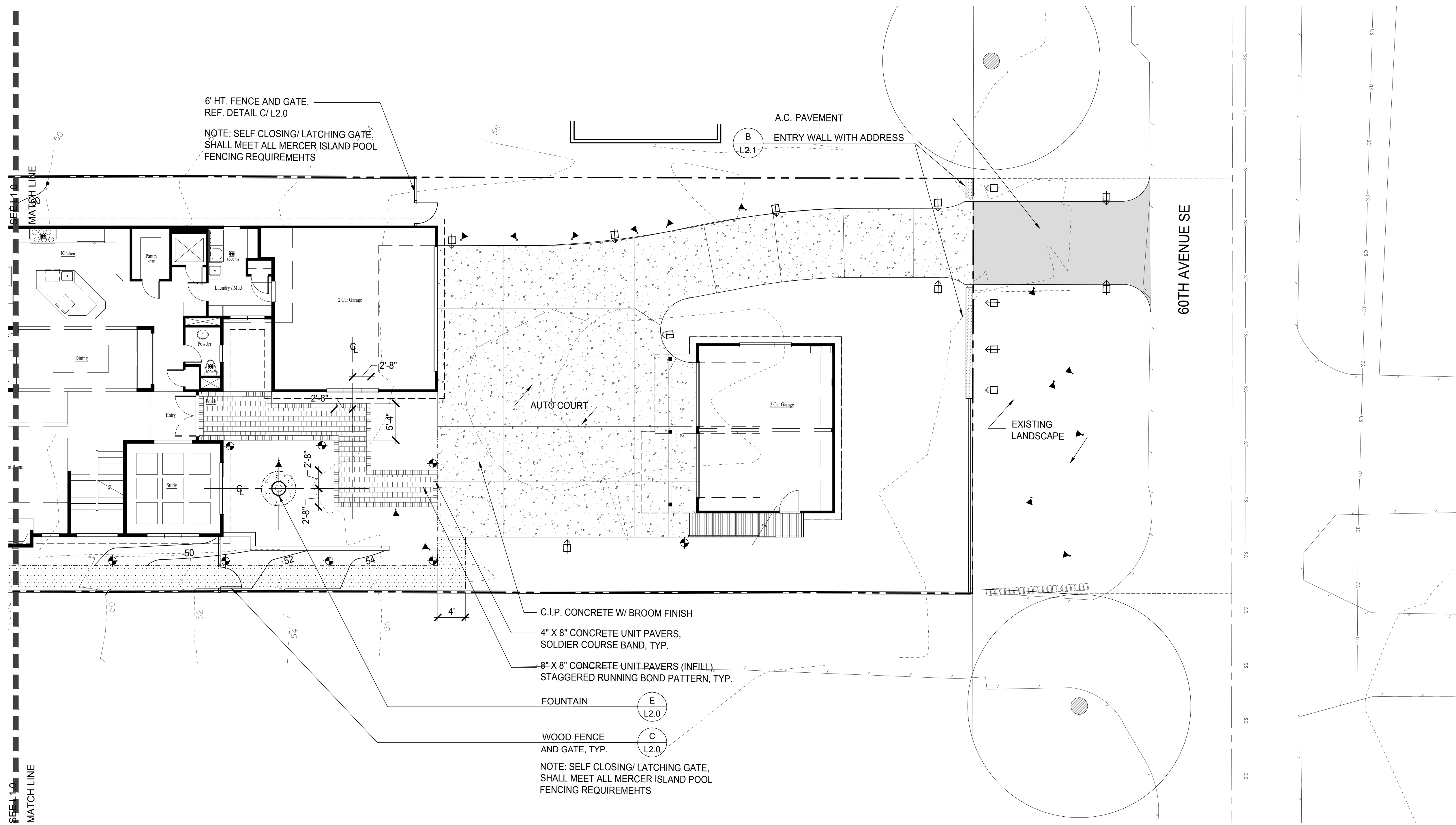
NO.:	DATE:	DESCRIPTION:
1	05.13.20	PERMIT SUBMITTAL
2	07.24.20	REVISIONS
3	12.09.20	REVISIONS
4	12.22.20	REVIEW
5	03.15.21	REVISIONS

PROJECT #: 19.19

DRAWN: RB  
CHECKED: DW

TITLE: LAYOUT PLAN  
EAST AREA

SHEET: L1.1



GENERAL LEGEND

- 1/4" X 4" STEEL EDGING
- 4" SCH. 40 PVC SLEEVE, RUN PAST 6" MIN. FROM EDGE OF PAVING, CAP AND FLAG EA. END DURING CONSTRUCTION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATIONS
- PROPERTY LINE
- EXISTING DECIDUOUS TREE
- LAWN
- PLANTING AREA

LIGHTING LEGEND

- ACCENT LIGHT: (X) FX NP-ZD-6LED-BZ
  - WALL MOUNT STEP LIGHT: (X) PD - ZD - 2LED - BZ
  - POOL LIGHT: T.B.D.
  - PATH LIGHT: (X) FX CALEDTA - ZD-BZ + 3LED - 18RA - BZ
  - WALL WASHER: (X) FX LC - ZD-6LED - BZ
  - TRANSFORMER: FX "LUXOR" LUX - 300 - SS
- NOTE: VERIFY ALL LIGHTING EQMT. (MODEL, FINISH AND OUTPUT) W/ OWNER AND L.A.

LIGHTING NOTES

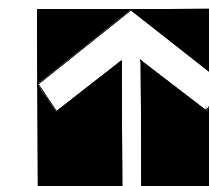
- SUPPLY AND INSTALL OUTDOOR LIGHTING PER PLAN. PROVIDE ALL NECESSARY FIXTURES, WIRING, STAKES, TRANSFORMERS, ETC. TO IMPLEMENT PLAN. PROVIDE OWNER W/ A THREE RING BINDER MANUAL WITH ALL FIXTURE CUTSHEETS, WARRANTY INFORMATION, OPERATION MANUALS, AND AS BUILT PLAN OF SYSTEM. FOR LOW VOLTAGE LIGHTING, CONTRACTOR IS RESPONSIBLE FOR DETERMINING QUANTITY OF TRANSFORMERS REQUIRED. VERIFY LOCATIONS W/ LANDSCAPE ARCHITECT. LOW VOLTAGE LIGHTING TO BE SWITCHED WITH PHOTO-CELL ON/TIMER OFF OPERATION.
- VERIFY PLACEMENT OF ALL PATH & ACCENT LIGHTS IN FIELD W/ LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.

GENERAL NOTES

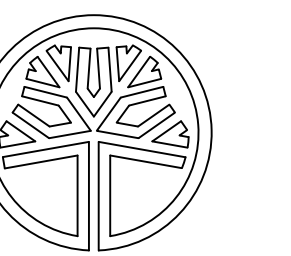
- VERIFY LAYOUT IN FIELD WITH LANDSCAPE ARCHITECT PRIOR TO START OF WORK

GRADING AND DRAINAGE NOTES

- PROVIDE ACCURATE AS-BUILT DRAWING OF DRAINAGE SYSTEM FOLLOWING CONSTRUCTION
- ESTABLISH THE FOLLOWING SUBGRADES:  
PLANTING AREAS: -12"-TO ALLOW FOR 10" TOPSOIL & 2" MULCH  
LAWN AREAS: -6"-TO ALLOW FOR 6" TOPSOIL
- SLOPE ALL PAVED SURFACES TO DRAIN @ MIN. 1%, MAX 2%
- VERIFY ALL FINISH GRADES IN FIELD WITH LANDSCAPE ARCHITECT



4' 8' 16' 32'  
SCALE: 1/8" = 1' - 0"



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

DARWIN D. WEBB  
CERTIFICATE NO. 564

ISSUES:

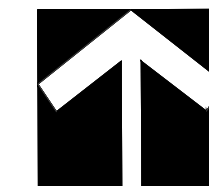
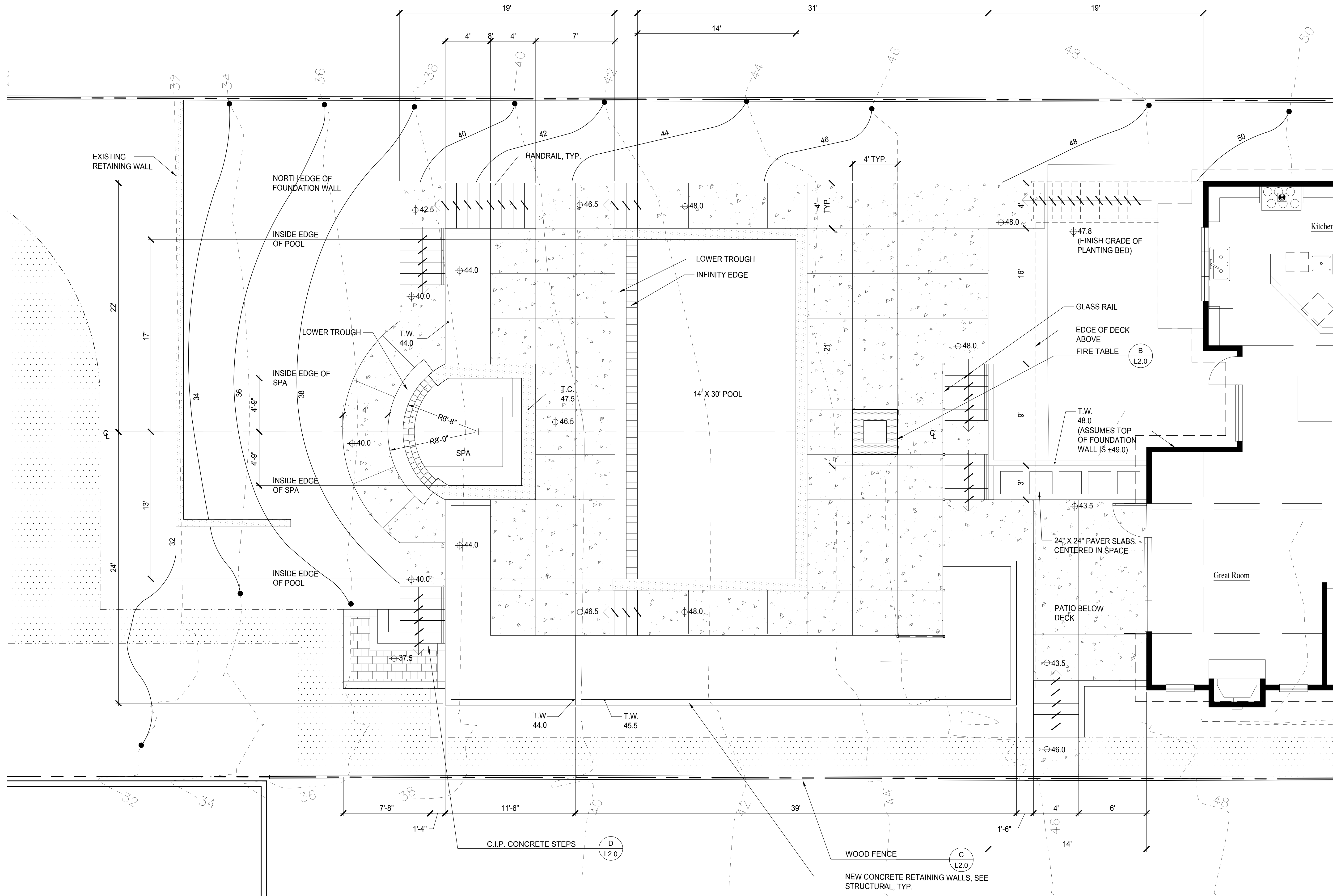
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PROJECT #: 19.19

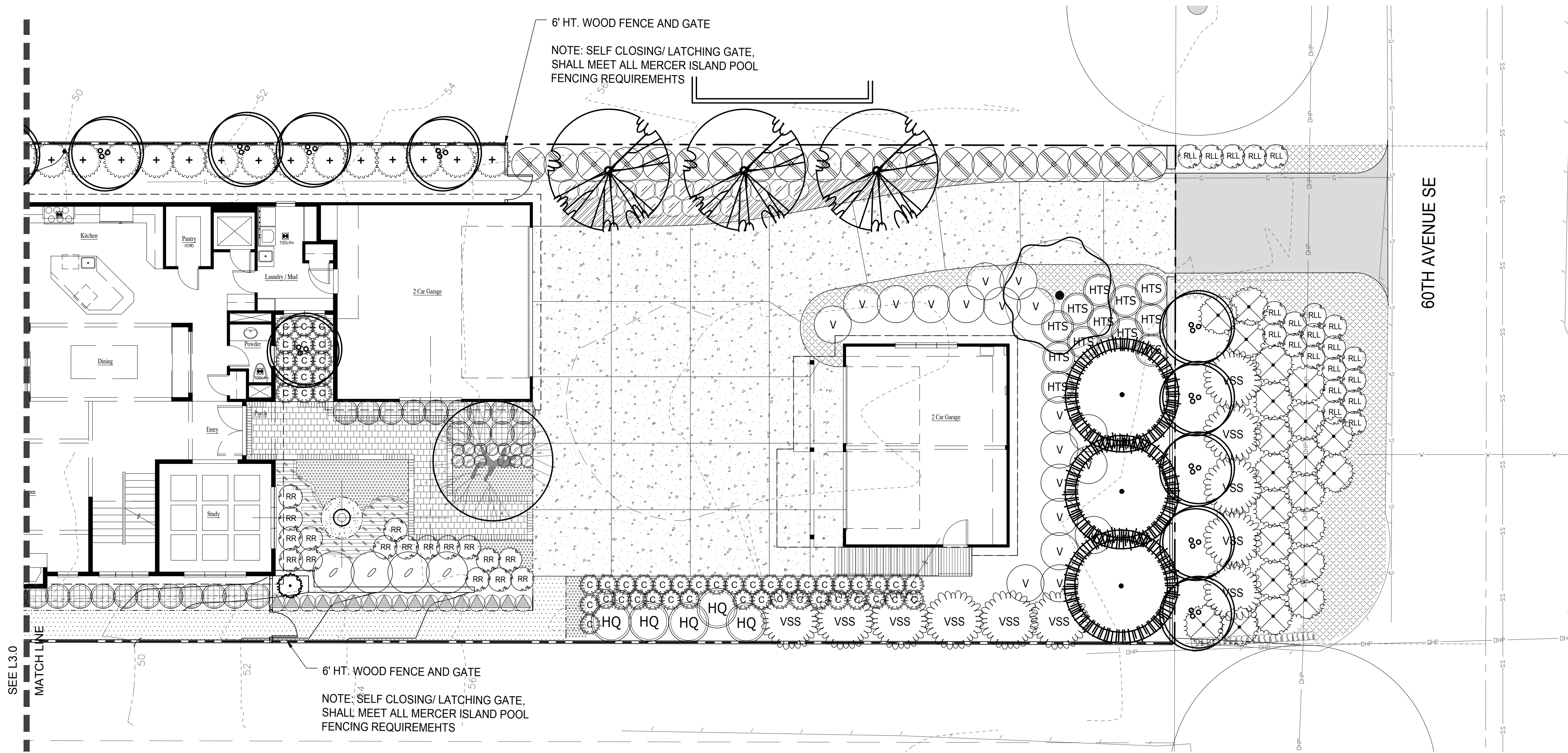
DRAWN: RB  
CHECKED: DW

TITLE: POOL TERRACE PLAN

SHEET: L1.2



SCALE: 1/4" = 1' - 0"



**TREE REPLACEMENT**

REMOVED EXCEPTIONAL TREES REQUIRING REPLACEMENT:

- (1) MAPLE TREE = (6) REPLACEMENT TREES ( REMOVED IN 2020 UNDER SEPARATE PERMIT)
- (1) 12" HAWTHORNE TREE = (6) REPLACEMENT TREES (REMOVED IN 2020 UNDER SEPARATE PERMIT)

REPLACEMENT TREES:

- (6) PINUS CONTORTA/SHORE PINE, 6'-7' HT, (PNW NATIVE SPECIES).
- (3) PICEA OMORICA/SERBIAN SPRUCE, 2" CALIPER, (NON-NATIVE ORNAMENTAL CONIFER).
- (3) PYRUS CALLERYANA 'CHANTICLEER'/ FLOWERING PEAR, 2" CAL. (NON-NATIVE ORNAMENTAL DECIDUOUS TREE).

REFER TO UPDATED TREE REPORT DATED JANUARY 5, 2021 PREPARED BY TOM HANSON, ARBORINFO LLC.

**Petrie**  
19.19

**Darwin Webb**  
LANDSCAPE ARCHITECTS P.S.  
485 Rainier Blvd N #103B  
Issaquah, WA 98027  
P. 425.391.6946  
F. 425.391.1292  
www.darwinwebb.com

**PETRIE RESIDENCE**  
2431 60th Avenue SE  
Mercer Island, WA 98075



DARWIN D. WEBB  
CERTIFICATE NO. 564

ISSUES:

NO.:	DATE:	DESCRIPTION:
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2	07.24.20	REVISIONS
3	12.09.20	REVISIONS
4	12.22.20	REVIEW
5	03.15.21	REVISIONS

PROJECT #: 19.19

DRAWN: RB  
CHECKED: DW

TITLE: PLANTING PLAN  
EAST AREA

SHEET: **L3.1**

**PLANT SCHEDULE**

**TREES**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	6'-7' HT.	14	MULTI-STEMMED
	ACER PALMATUM 'DISSECTUM' GREEN LACELEAF JAPANESE MAPLE	4'-5' SP.	1	SPECIMEN QUALITY
	ACER PALMATUM JAPANESE MAPLE	2'-1/2" CAL.	1	SPECIMEN QUALITY, VERIFY T.B.D.
	CORYLUS CORNUTA WESTERN HAZELNUT	4'-5' SP.	2	SPECIMEN QUALITY
	CUPRESSUS MACROCARPA 'GOLDCREST' GOLDCREST CYPRESS	3'-5' HT.	7	MULTIPLE SIZES, VERIFY W/ L.A.
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO TREE	2" CAL.	1	SPECIMEN QUALITY, VERIFY VARIETY
	PICEA OMORICA SERBIAN SPRUCE	8'-9' HT.	3	REPLACEMENT TREE ORNAMENTAL
	PINUS CONTORTA SHORE PINE	6'-7' HT.	6	REPLACEMENT TREE NATIVE
	PYRUS CALLERYANA 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	2" CAL.	3	REPLACEMENT TREE ORNAMENTAL

NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.

**PLANT SCHEDULE**

**SHRUBS**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
	ARBUTUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	36"		
	CORNUS SERICEA REDTWIG DOGWOOD	24"		
	GAULTHERIA SHALLON SALAL	1 GAL.		
	HYDRANGAEA MACROPHYLLA 'TWIST-N-SHOUT' TWIST-N-SHOUT HYDRANGAEA	30"		
	HYDRANGAEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGAEA	36"		
	NANDINA DOMESTICA 'GULF STREAM' GULF STEAM HEAVENLY BAMBOO	24"		
	PIERIS JAPONICA 'KATSURA' KATSURA ANDROMEDA	36"		
	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	21"		
	PITTOSPORUM TOBIRA 'CREME DE MINT' CREME DE MINT DWARF PITTOSPORUM	18"		
	PRUNUS LUSITANICA PORTUGAL LAUREL	36"		
	RHODODENDRON 'LUCY LOU' LUCY LOU RHODODENDRON	24"		
	RHODODENDRON 'RAMAPO' RAMAPO RHODODENDRON	24"		
	TAXUS BACCATA 'REPANDENS' SPREADING ENGLISH YEW	24"		
	VIBURNUM DAVIDII DAVID'S VIBURNUM	24"		
	VIBURNUM P. TOMENTOSUM 'SUMMER SNOWFLAKE' SUMMER SNOWFLAKE VIBURNUM	30"		
	VIBURNUM TINUS 'SPRING BOUQUET' LAURISTINUS	30"		

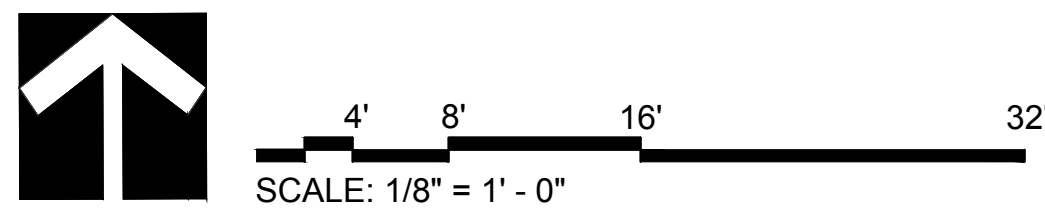
NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.

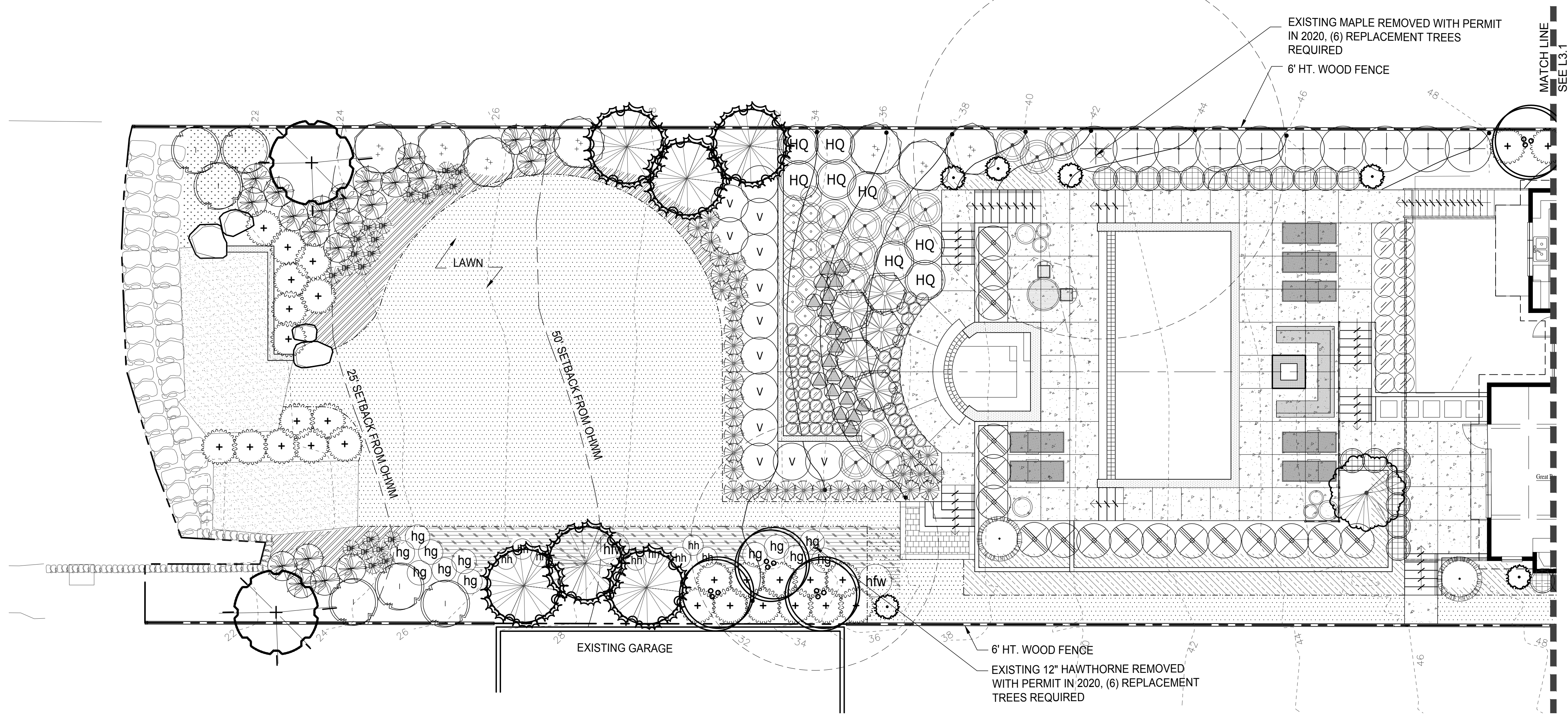
**PLANT SCHEDULE**

**GRASSES, PERENNIALS AND GROUNDCOVERS**

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
	ARCTOSTAPHYLOS UVA-URSI KINNIKINICK	4" POT		SPACING @ 18" OC
	BLECHNUM SPICANT DEER FERN	1 GAL.		
	CALLUNA VULGARIS 'SILVER KNIGHT' SILVER KNIGHT SCOTCH HEATHER	1 GAL.		
	CALLUNA VULGARIS 'WINTER CHOCOLATE' WINTER CHOCOLATE SCOTCH HEATHER	1 GAL.		
	CAREX MORROWII 'ICE DANCE' VARIEGATED JAPANESE SEDGE	1 GAL.		
	CEANOTHUS GLORIOSUS POINT REYES CEANOTHUS	1 GAL.		SPACING @ 30" OC
	ERICA CINEREA 'MEDITERRANEAN PINK' MEDITERRANEAN PINK HEATH	1 GAL.		
	GAULTHERIA PROCUMBENS WINTERGREEN	4" POT		SPACING @ 18" OC
	HOSTA 'FRANCIS WILLIAMS' FRANCIS WILLIAMS PLANTAIN LILY	1 GAL.		VERIFY VARIETY
	HOSTA 'GUACAMOLE' GUACAMOLE PLANTAIN LILY	1 GAL.		VERIFY VARIETY
	HOSTA 'HALCYON' HALCYON PLANTAIN LILY	1 GAL.		VERIFY VARIETY
	IMPERATA CYLINDRICA JAPANESE BLOOD GRASS	4" POT		SPACING @ 15" OC
	LIRIOPE MUSCARI BIG BLUE LILYTURF	1 GAL.		SPACING @ 18" OC
	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	1 GAL.		
	PACHYSANDRA TERMINALIS JAPANESE SPURGE	4" POT		SPACING @ 15" OC
	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	1 GAL.		
	PHORMIUM TENAX SP. NEW ZEALAND FLAX (VARIETY T.B.D.)	5 GAL.		
	POLYSTICHUM MUNITUM SWORD FERN	1 GAL.		

NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.





**TREE REPLACEMENT**

REMOVED EXCEPTIONAL TREES REQUIRING REPLACEMENT:

- (1) MAPLE TREE = (6) REPLACEMENT TREES ( REMOVED IN 2020 UNDER SEPARATE PERMIT)
- (1) 12" HAWTHORNE TREE = (6) REPLACEMENT TREES (REMOVED IN 2020 UNDER SEPARATE PERMIT)

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- (3) PICEA OMORICA/SERBIAN SPRUCE, 2" CALIPER, ( NON-NATIVE ORNAMENTAL CONIFER).
- (3) PYRUS CALLERYANA 'CHANTICLEER'/ FLOWERING PEAR, 2" CAL. ( NON-NATIVE ORNAMENTAL DECIDUOUS TREE).

REFER TO UPDATED TREE REPORT DATED JANUARY 5, 2021  
PREPARED BY TOM HANSON, ARBORINFO LLC.

**Petrie**  
19.19

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**PLANT SCHEDULE**

TREES

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
80	ACER CIRCINATUM 'PACIFIC FIRE' PACIFIC FIRE VINE MAPLE	6'-7' HT.	14	MULTI-STEMMED
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	ACER PALMATUM JAPANESE MAPLE	2-1/2" CAL.	1	SPECIMEN QUALITY, VERIFY T.B.D.
	CORYLUS CORNUTA WESTERN HAZELNUT	4'-5' SP.	2	SPECIMEN QUALITY
	CUPRESSUS MACROCARPA 'GOLDCREST' GOLDCREST CYPRESS	3'-5' HT.	7	MULTIPLE SIZES, VERIFY W/ L.A.
	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO TREE	2" CAL.	1	SPECIMEN QUALITY, VERIFY VARIETY
	PICEA OMORICA SERBIAN SPRUCE	8'-9' HT.	3	REPLACEMENT TREE ORNAMENTAL
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NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.

**PLANT SCHEDULE**

SHRUBS

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
36"	ARBUS UNEDO 'COMPACTA' COMPACT STRAWBERRY TREE	36"		
24"	CORNUS SERICEA REDTWIG DOGWOOD	24"		
1 GAL.	GAULTHERIA SHALLON SALAL	1 GAL.		
30"	HYDRANGEA MACROPHYLLA 'TWIST-N-SHOUT' TWIST-N-SHOUT HYDRANGEA	30"		
36"	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' SNOW QUEEN OAKLEAF HYDRANGEA	36"		
24"	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	24"		
36"	PIERIS JAPONICA 'KATSURA' KATSURA ANDROMEDA	36"		
21"	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	21"		
18"	PITTIOSPORUM TOBIRA 'CREME DE MINT' CREME DE MINT DWARF PITTIOSPORUM	18"		
36"	PRUNUS LUSITANICA PORTUGAL LAUREL	36"		
24"	RHODODENDRON 'LUCY LOU' LUCY LOU RHODODENDRON	24"		
24"	RHODODENDRON 'RAMAPO' RAMAPO RHODODENDRON	24"		
24"	TAXUS BACCATA 'REPANDENS' SPREADING ENGLISH YEWE	24"		
24"	VIBURNUM DAVIDII DAVID'S VIBURNUM	24"		
30"	VIBURNUM P. TOMENTOSUM 'SUMMER SNOWFLAKE' SUMMER SNOWFLAKE VIBURNUM	30"		
30"	VIBURNUM TINUS 'SPRING BOUQUET' LAURISTINUS	30"		

NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.

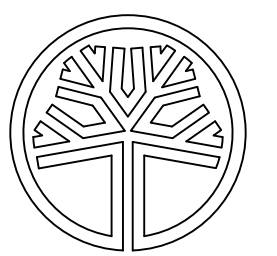
**PLANT SCHEDULE**

GRASSES, PERENNIALS AND GROUNDCOVERS

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	QTY.	REMARKS
4" POT	ARCTOSTAPHYLOS UVA-URSI KINNICKINICK	4" POT		SPACING @ 18" OC
1 GAL.	BLECHNUM SPICANT DEER FERN	1 GAL.		
1 GAL.	CALLUNA VULGARIS 'SILVER KNIGHT' SILVER KNIGHT SCOTCH HEATHER	1 GAL.		
1 GAL.	CALLUNA VULGARIS 'WINTER CHOCOLATE' WINTER CHOCOLATE SCOTCH HEATHER	1 GAL.		
1 GAL.	CAREX MORROWII 'ICE DANCE' VARIEGATED JAPANESE SEDGE	1 GAL.		
1 GAL.	CEANOTHUS GLORIOSIS POINT REYES CEANOTHUS	1 GAL.		SPACING @ 30" OC
1 GAL.	ERICA CINEREA 'MEDITERRANEAN PINK' MEDITERRANEAN PINK HEATH	1 GAL.		
4" POT	GAULTHERIA PROCUMBENS WINTERGREEN	4" POT		SPACING @ 18" OC
1 GAL.	HOSTA 'FRANCIS WILLIAMS' FRANCIS WILLIAMS PLANTAIN LILY	1 GAL.		VERIFY VARIETY
1 GAL.	HOSTA 'GUACAMOLE' GUACAMOLE PLANTAIN LILY	1 GAL.		VERIFY VARIETY
1 GAL.	HOSTA 'HALCYON' HALCYON PLANTAIN LILY	1 GAL.		VERIFY VARIETY
4" POT	IMPERATA CYLINDRICA JAPANESE BLOOD GRASS	4" POT		SPACING @ 15" OC
1 GAL.	LIRIOPE MUSCARI BIG BLUE LILYTURF	1 GAL.		SPACING @ 18" OC
1 GAL.	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	1 GAL.		
4" POT	PACHYSANDRA TERMINALIS JAPANESE SPURGE	4" POT		SPACING @ 15" OC
1 GAL.	PENNISETUM ALOPECUROIDES 'HAMELN' DWARF FOUNTAIN GRASS	1 GAL.		
5 GAL.	PHORMIUM TENAX SP. NEW ZEALAND FLAX (VARIETY T.B.D.)	5 GAL.		
1 GAL.	POLYSTICHUM MUNIUM SWORD FERN	1 GAL.		

NOTE: LANDSCAPE CONTRACTOR TO VERIFY PLANT QUANTITIES ON PLAN. REPORT ANY DISCREPANCIES BETWEEN PLAN AND PLANT SCHEDULE TO L.A.

**PETRIE RESIDENCE**  
2431 60th Avenue SE  
Mercer Island, WA 98075



DARWIN D. WEBB  
CERTIFICATE NO. 564

ISSUES:

NO.	DATE	DESCRIPTION
1	05.13.20	PERMIT SUBMITTAL
2	07.24.20	REVISIONS
3	12.09.20	REVISIONS
4	12.22.20	REVIEW
5	03.15.21	REVISIONS

PROJECT #: 19.19

DRAWN: RB  
CHECKED: DW

TITLE: PLANTING PLAN  
WEST AREA

SHEET: **L3.0**

